

CU South Annexation Feedback Questionnaire

SURVEY RESPONSE REPORT

13 January 2021 - 17 February 2021

PROJECT NAME:

CU South Annexation

Introduction

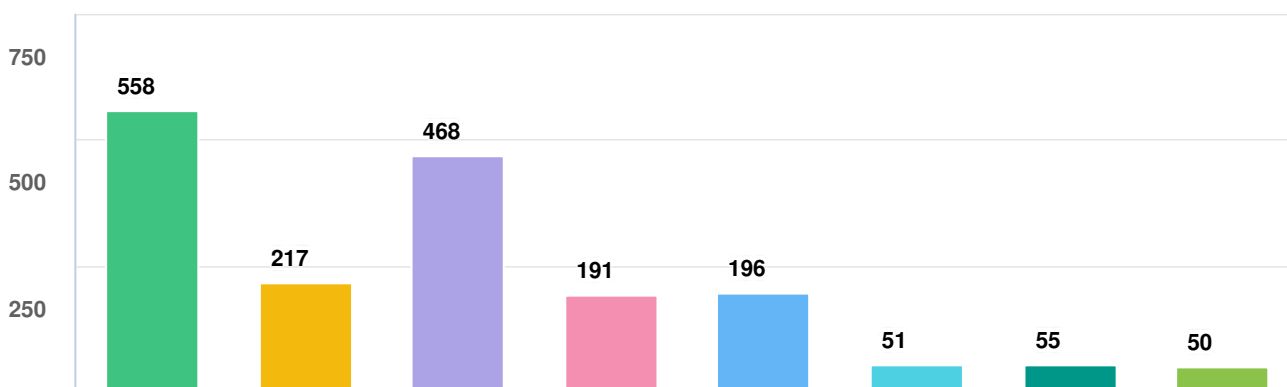
The purpose of this questionnaire was to provide the most current and accurate information about the draft annexation terms and status of negotiations and get feedback. Thank you for taking the time to complete this questionnaire!

The City of Boulder and CU Boulder organized the areas of negotiation based on the CU South Guiding Principles in the comprehensive plan. It will be helpful to staff and decision-makers to get your feedback on these key areas. There is additional space for you to provide other topics you think we should consider. There are additional topics that will continue to evolve and for which we will be seeking feedback as the process moves forward.

There are 20 questions that are fairly in-depth. You do not have to answer all of them. If you do not have an opinion on a question, select "no opinion". When you get to the end of the questionnaire hit "submit". This may take 5 to 30 minutes depending on your pace. Your contact information is not required, and will not be shared, however your comments will be public.

SURVEY QUESTIONS

Q1 Please tell us about your interest in the area (check all that apply)



Question options

- I live nearby
- I live in the potentially flood-impacted area east of CU South
- I visit CU South for recreation
- I am an interested city resident but don't live nearby
- I am affiliated with CU - student, faculty, or staff
- I am not a city resident but am interested in the CU South annexation
- I work near CU South
- Other (please specify)

Optional question (942 response(s), 13 skipped)

Question type: Checkbox Question

Proposed Community Benefits

The city can annex land that has significant development potential (like CU South) only if the annexation provides a special opportunity or benefit to the city. In Boulder we refer to this as “community benefit” and it typically includes:

- Amenities that have a special opportunity or benefit (such as flood mitigation, health and safety infrastructure)
- Affordable housing
- Adding more housing than jobs Land and/or facilities for public purposes
- Environmental preservation

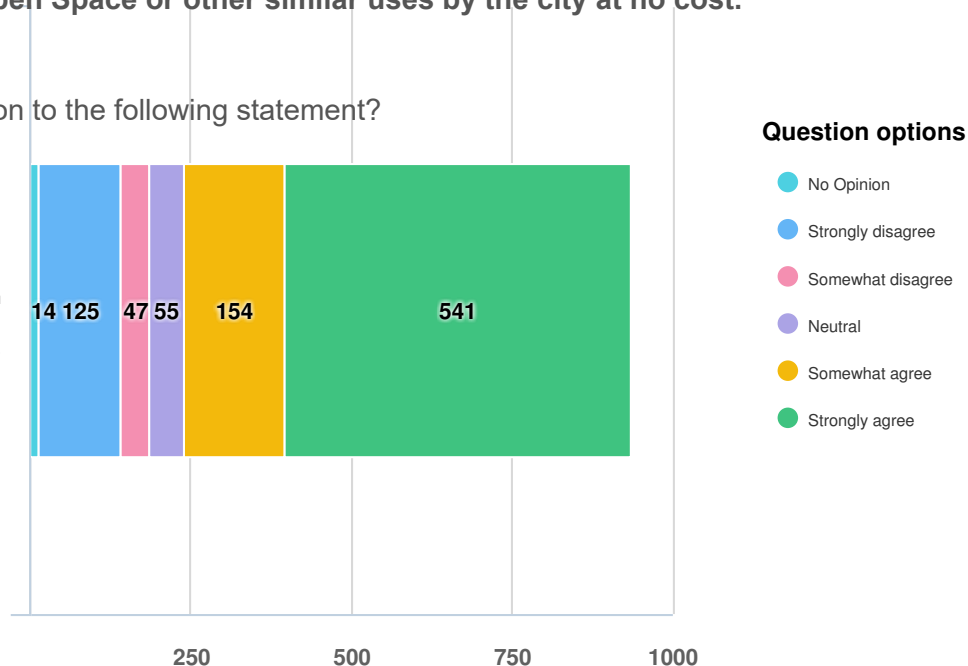
The community benefits proposed in different annexations vary greatly and are a negotiation between the city and landowner. City Council will decide whether the community benefits proposed are adequate for an annexation of this size.

Please provide feedback on these Proposed Community Benefits for Annexation

Q2 Land for Flood Mitigation and Open Space. The university has offered 80 acres of land to the city for the city's flood mitigation project and open space. Approximately 36 acres will be needed for the flood mitigation project. The university has offered that the excess 44 acres can be used for city Open Open Space or other similar uses by the city at no cost.

What is your reaction to the following statement?

Land donation for flood mitigation and Open Space provides a good benefit to the community.



Optional question (936 response(s), 19 skipped)
Question type: Likert Question

Q2 Land for Flood Mitigation and Open Space

The university has offered 80 acres of land to the city for city's flood mitigation project and open space. Approximately 36 acres will be needed for the flood mitigation project. The university has offered that the excess 44 acres can be used for city Open Space or other similar uses by the city at no cost.

What is your reaction to the following statement?

Land donation for flood mitigation and Open Space provides a good benefit to the community.

No opinion: 14

Strongly disagree : 125

Somewhat disagree : 47

Neutral : 55

Somewhat agree : 154

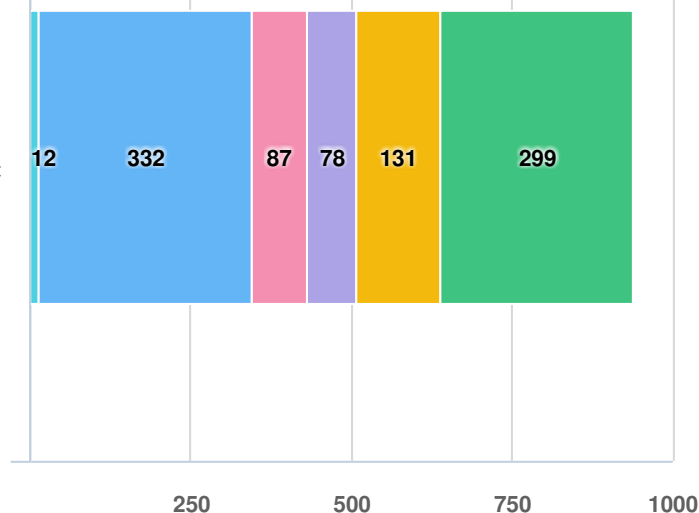
Strongly agree : 541

50 100 150 200 250 300 350 400 450 500 550 600

Q3 **Predominant Use for On-campus University Housing**Housing for faculty, staff, graduate students and non-first year students with some academic, recreation or accessory uses (see questions about uses below). The comprehensive plan includes 1,100 units however the number, type and occupancy of units to be developed will be based upon meeting transportation standards and the long-term planning of the campus.

What is your reaction to the following statement?

Housing as the predominant use provides a good benefit to the community.



Question options

- No Opinion
- Strongly disagree
- Somewhat disagree
- Neutral
- Somewhat agree
- Strongly agree

Optional question (939 response(s), 16 skipped)

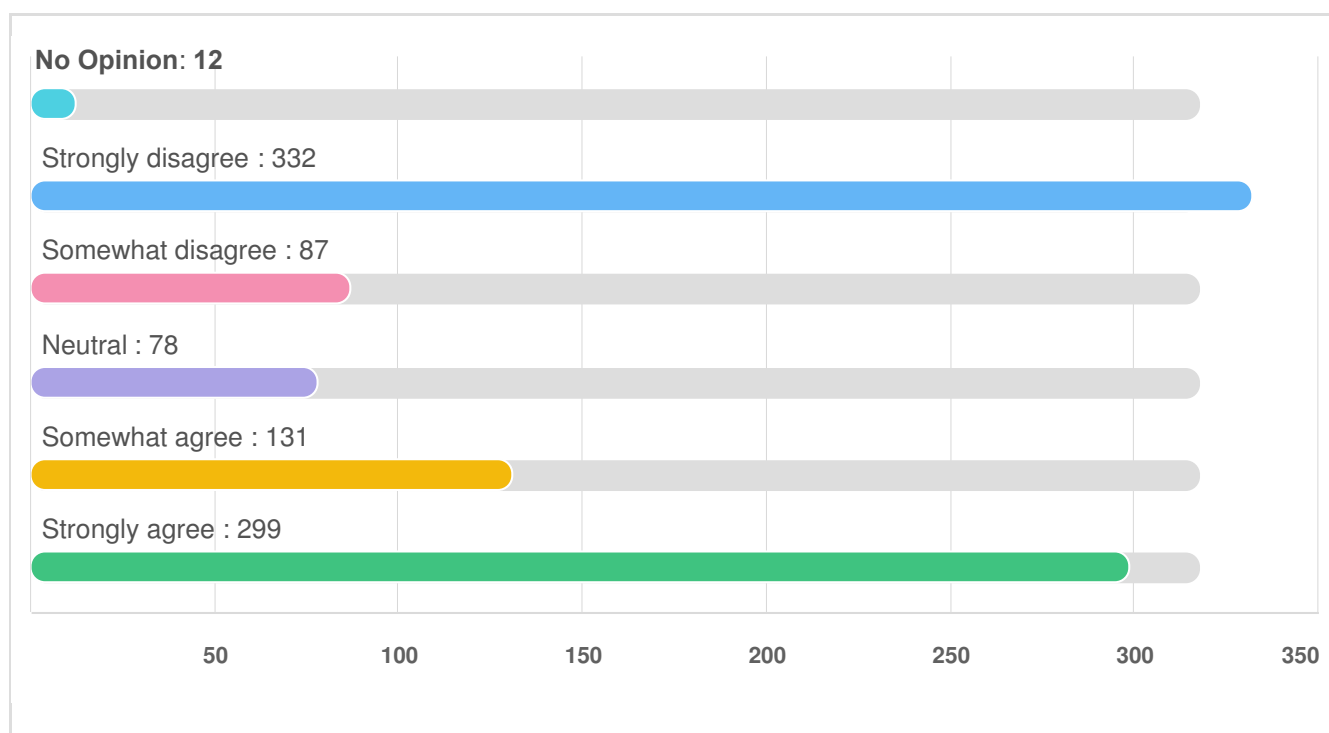
Question type: Likert Question

Q3 Predominant Use for On-campus University Housing

Housing for faculty, staff, graduate students and non-first year students would be the predominate use on the site with some academic, recreation or accessory uses (see questions about uses below). The comprehensive plan includes 1,100 units however the number, type and occupancy of units to be developed will be based upon meeting transportation standards and the long-term planning of the campus.

What is your reaction to the following statement?

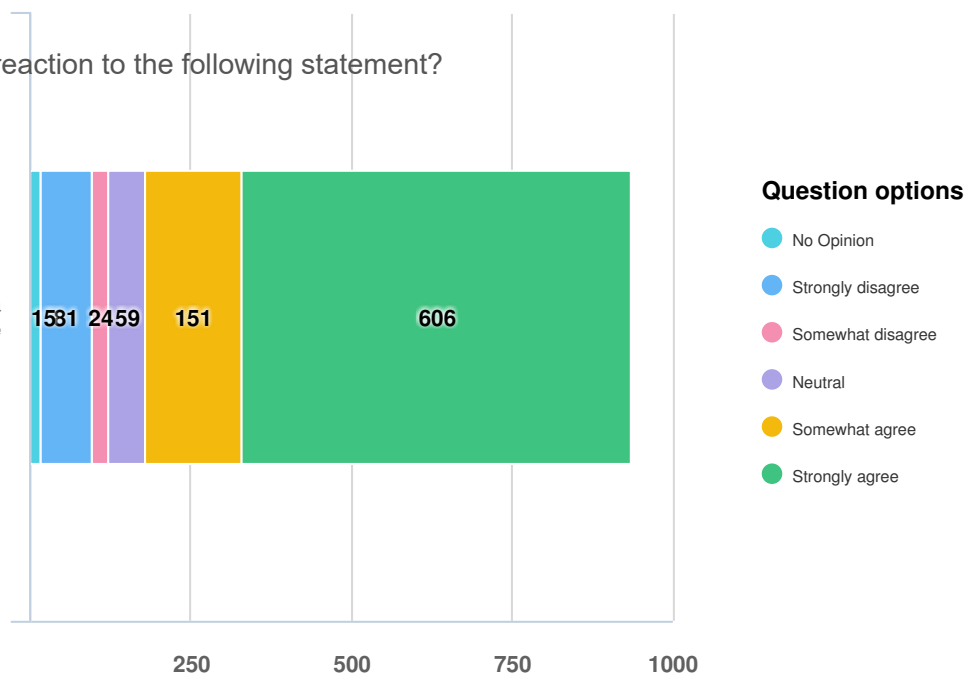
Housing as the predominant use provides a good benefit to the community.



Q4 Public AccessPublic access to amenities (e.g., biking and walking trails) would continue to be allowed on the site. The university plans to construct recreation fields that will include public access and build paths throughout the project connecting to the surrounding open-space and other paths.

What is your reaction to the following statement?

Public access to amenities provides a good benefit to the community.



Optional question (936 response(s), 19 skipped)

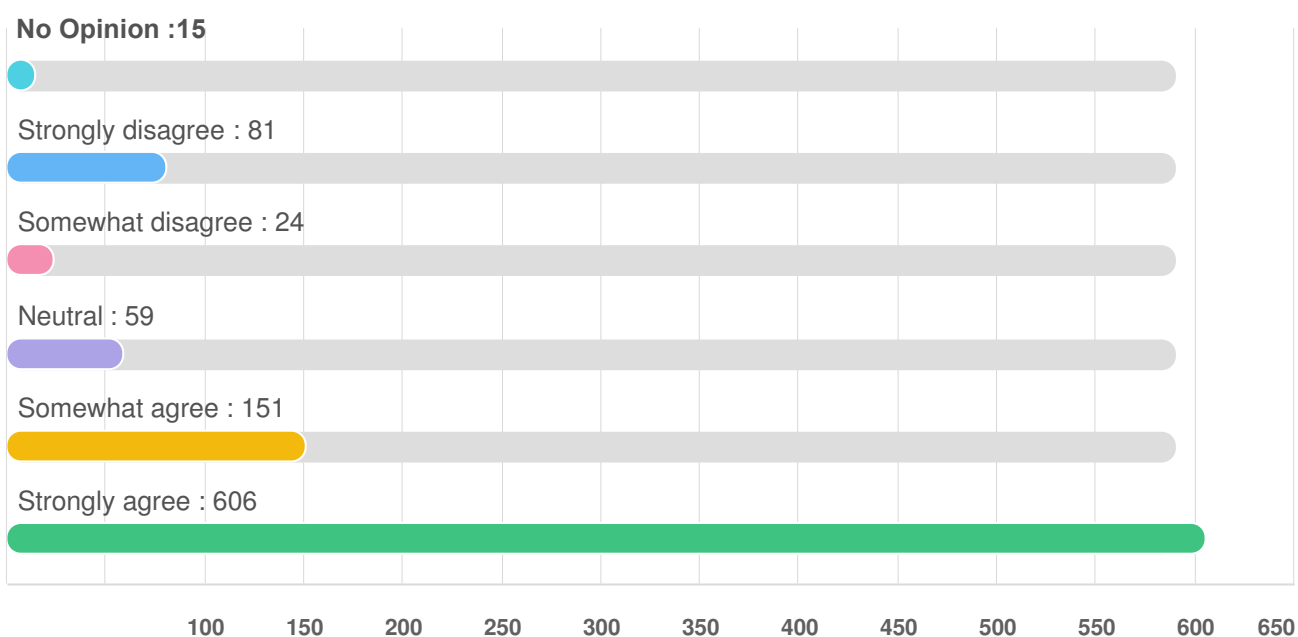
Question type: Likert Question

Q4 Public Access

Public access to amenities (e.g., biking and walking trails) would continue to be allowed on the site, similar to other campuses. The university plans to construct recreation fields that will include public access and build paths throughout the project connecting to the surrounding open-space and other paths.

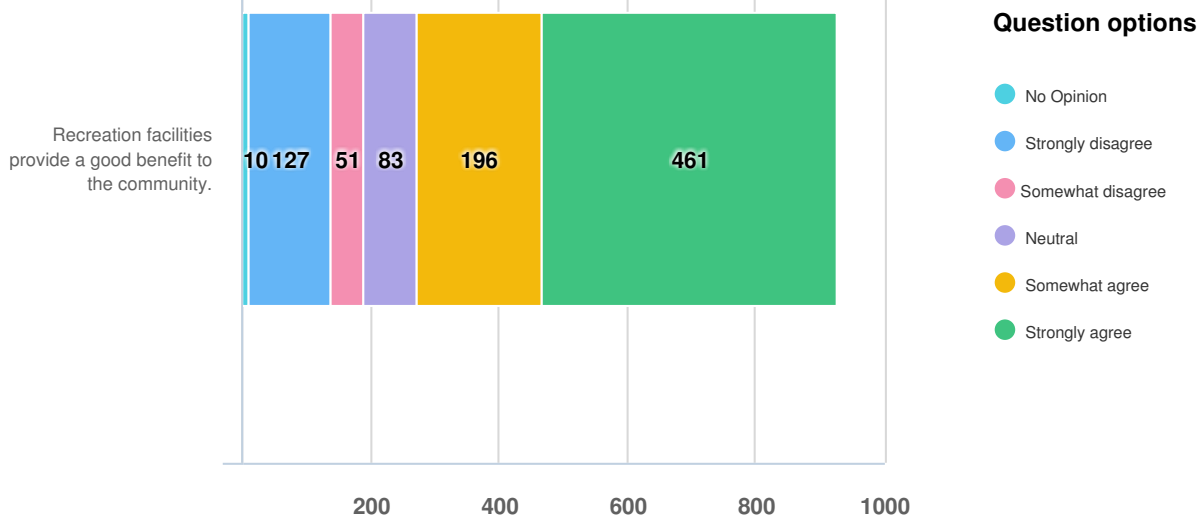
What is your reaction to the following statement?

Public access to amenities provides a good benefit to the community.



Q5 Recreation Facilities The university has proposed that 30 acres of land be set aside for future recreation facilities. The city proposed that those facilities include a formal running track and dog park, each assessable to the public. The university is discussing community needs for recreation with city Parks and Recreation staff and Boulder Valley School District staff.

What is your reaction to the following statement?
Recreation facilities provide a good benefit to the community.



Optional question (928 response(s), 27 skipped)

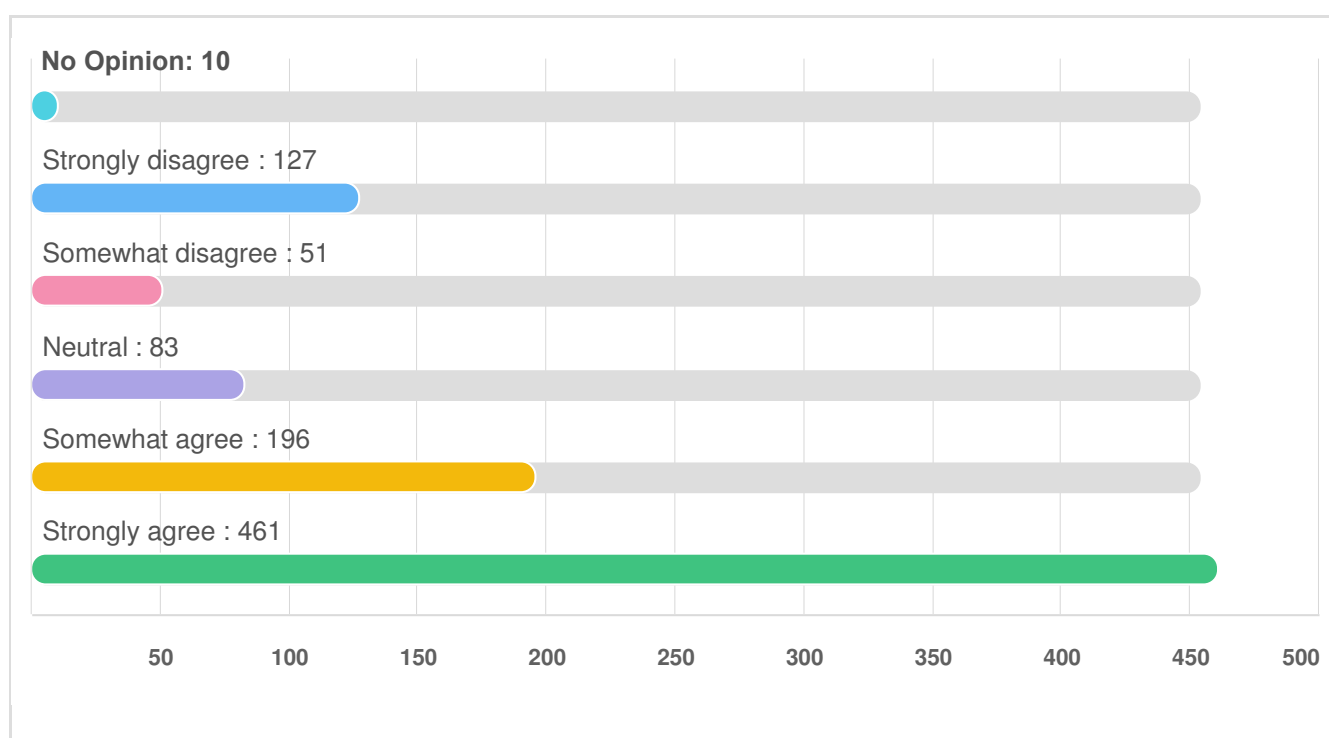
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What is your reaction to the following statement?

Recreation facilities provide a good benefit to the community.



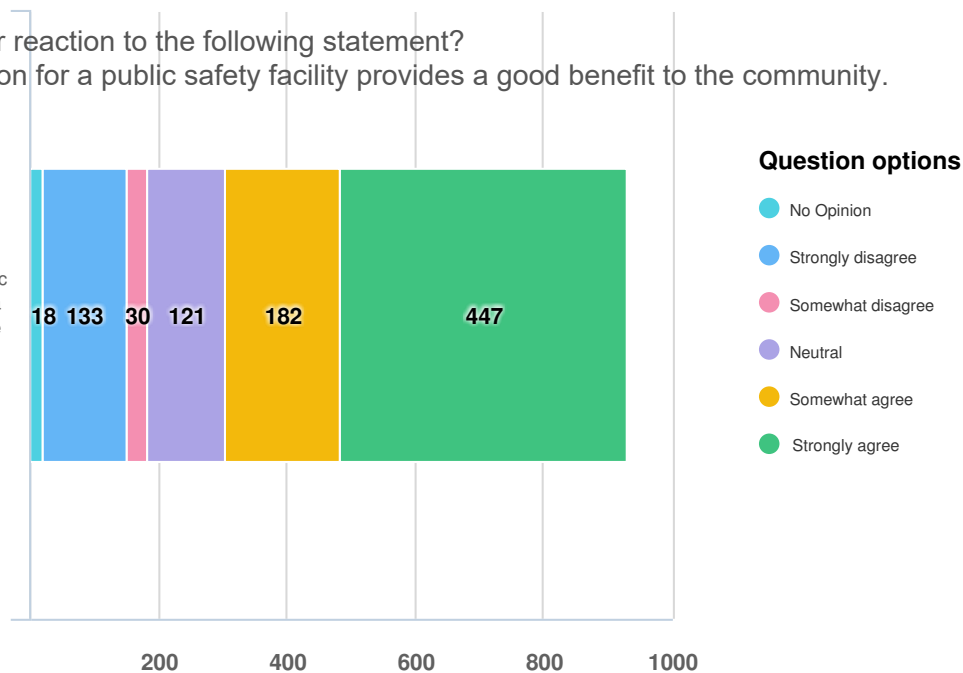
Q6 Land for Public Safety Facility

The university has offered two acres of land to the city (at no cost) for a public safety facility. This facility would be used by the city's Fire-Rescue Department.

What is your reaction to the following statement?

Land donation for a public safety facility provides a good benefit to the community.

Land donation for a public safety facility provides a good benefit to the community.



Optional question (931 response(s), 24 skipped)

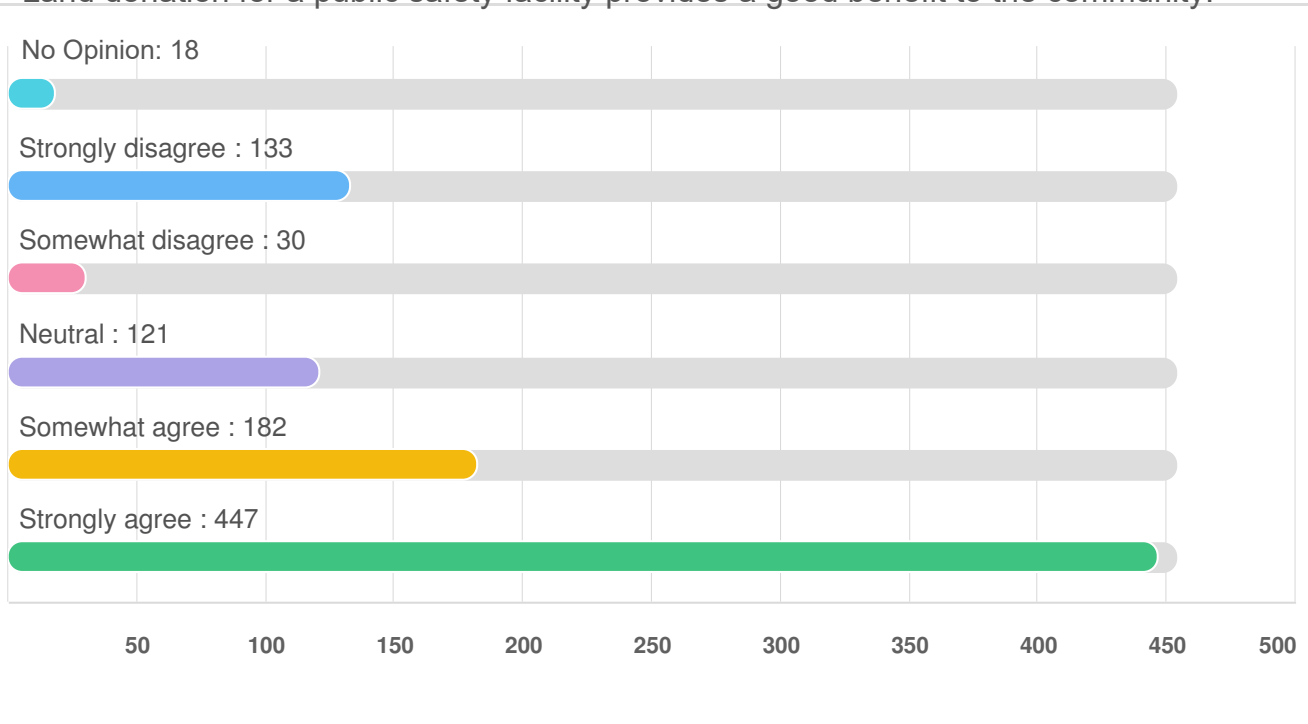
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What is your reaction to the following statement?

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**Q7 Please share any additional feedback about proposed community benefits (optional)**

Anonymous

1/13/2021 12:56 PM

It be better overall if the CU South property were not developed, at least until a light rail transportation system was built to accommodate the additional traffic to this part of the CU campus. There has been no hurry on light rail, and there shouldn't be on the development of CU South.

Anonymous

1/13/2021 01:00 PM

The city should strongly discourage any development of that land because it is in a flood zone.

Anonymous

1/13/2021 01:06 PM

Until the specifics are identified the trade offs cannot be evaluated. Yes more open space is good, but not if more traffic is generated on Table Mesa. Yes more housing may be beneficial, but not if it is unaffordable.

Anonymous

1/13/2021 01:10 PM

Trails, public track -- these are upmost importance to me. I'm a professional runner and would be so, so sad to see these trails taken away and/or no benefit to the outdoor rec community added with the housing. A public track would be AMAZING.

Anonymous

1/13/2021 01:13 PM

Environmental preservation is the priority community benefit. I am opposed to any development there. It is a beautiful wide open area that should be conserved as open space after appropriate flood mitigation is done. Please

| | |
|---------------------------------|--|
| | consider a swap with CU. Swap land up north in the preserve for this unique and beautiful property. |
| Anonymous 1/13/2021 01:13 PM | CU South is already crowded on the weekends and nice days. Shrinking the available space for recreation and adding thousands more residents will only exacerbate the overuse of this space. I can only hope that by bringing it under city authority that action could be taken to protect the space and get people to pick up their dog shit. It's been wild to watch just how much this space has been degraded in the last year. |
| Anonymous 1/13/2021 01:16 PM | I do not support an adversarial relationship between the City and CU. Make it work and get something done! |
| Anonymous 1/13/2021 01:16 PM | Having the ability to walk my dog without a leash, under voice and site control, is a wonderful activity. And it is within the city limits and close to my house. It's like you're on a mountain trail, but without the commute or traffic. Dog parks are not the same. I like to walk with my dog and a dog park does not lend itself to that. This area is self regulated and cared for by the people who use it without the dog catchers around to ticket you. Thank you. |
| Anonymous 1/13/2021 01:23 PM | Not sure if we will need more student housing if virtual classrooms continue after pandemic |
| Anonymous 1/13/2021 01:32 PM | It seems that additional faculty, staff, and married student housing in this particular location is a huge benefit to both the city and CU. Access to campus is easy by bicycle and bus and is even feasible by foot. This is not true of other locations that have been proposed. These groups of people are otherwise going to live in places that are farther away, making it more likely they will commute by car. |
| Anonymous 1/13/2021 01:32 PM | What risk would there be to the proposed housing from flooding? Assuming the flood mitigation project is in place? Housing is needed but ideally in low risk areas. |
| Anonymous 1/13/2021 01:42 PM | I think this is the dumbest thing that I can conceive of. The City should condemn the property, at least the part necessary for flood control, and either not deal with CU at all, or offer them 100A of the City owned land north of town in the Planning Reserve. Condemnation is legally supportable in this context (the City has a life/safety need, and CU has no plan for immediate use), and CU has made it quite clear that it wants the minimum restrictions on its use of the land. So why bend over for CU when there is a MUCH better path? |
| Anonymous 1/13/2021 02:17 PM | The proposed plan is an abomination that will make traffic a lot worse in the area and will harm birds and other wildlife, as well as plants. It will also increase the risk of flooding for people in Martin Acres, Marshall road, etc. |
| Anonymous 1/13/2021 02:21 PM | The community and taxpayers would benefit most by NOT having this precious land be developed. Does CU really need more of a campus? It's not guaranteed that housing would be affordable. I'm pissed that Boulder |

taxpayers would be stuck with the bill and that the result would be destruction to precious habitat, increased traffic, and increased noise and light pollution. It seems CU does not have immediate plans so why not do a land swap so flood mitigation could still be implemented while minimizing the amount of destruction?! I see little community benefit to this plan. Open space is more precious to non-CU students than dog parks and a running track!

Anonymous

1/13/2021 02:37 PM

There is a strong need to connect trails at CU South to nearby OSMP land. In particular there needs to be 2 points of entry to OSMP to create looped trail opportunities. One should be on the south side and another on the north or northeast. Flood retention areas should be modified as created wetlands. Provision of water to CU South should be contingent on CU granting ditch rights to the City. All upgraded infrastructure costs should be borne by CU not Boulder citizens. OSMP access provisions to OSMP land should be approved by Council as part of the annexation package. I don't want to see OSMP wiggling out of its responsibility to connect trails in the area.

Anonymous

1/13/2021 02:54 PM

The potential risk from flooding greatly outweighs the potential benefit. This area has access to recreational opportunities via East Boulder Rec Center and the nearby open space areas. These alleged "benefits" are marginal at best. Furthermore CU is creating additional demands on housing due to its voracious appetite for growth. They attract more students, thus they need additional housing. I see very little community benefit from this additional housing.

Anonymous

1/13/2021 02:55 PM

The entire 360 acres should be kept as open space and flood mitigation

Anonymous

1/13/2021 03:02 PM

It appears CU is being more than generous in offering 80 acres of land to the city, with only 36 needed for flood mitigation. I question if the city needs the full 80 acres and the added expense of maintaining this property when budgets are tight. Wouldn't it be better to let CU keep that additional portion of the land but require them to designate it as open area - such as a park, or additional open rec facilities the city could use? Baseball fields, Soccer fields, or just wide-open practice facilities?

Anonymous

1/13/2021 04:19 PM

Expansion of the university and bringing more students to Boulder offers no benefit and as we have seen in the past year actually increases the risk to our community. Residents of Boulder have died this year because of the poor decisions made by the university and the poor supervision of the students.

Anonymous

1/13/2021 05:41 PM

Housing for Students/Faculty is most important expectation.

Anonymous

1/13/2021 05:56 PM

Proposed improvements would be welcome additions to South Boulder "neighborhood"

Anonymous

1/13/2021 06:03 PM

Flood mitigation/protection is the overriding community benefit, everything else is nice but not critical.

Anonymous

1/13/2021 06:17 PM

Since this survey is not well known, the results of the survey really don't have any value.

Anonymous

1/13/2021 06:36 PM

This is a completely bogus questionnaire. The data will be invalid because it is a self-selected group of people who will complete this. Yes I like recreation, but NO I don't want CU to do anything to change the character of this protected wetland ecosystem.

Anonymous

1/13/2021 06:46 PM

These seem to be very general questions more about the BV Comprehensive Plan guiding principles and not at all specific about this particular annexation request. No one can argue that these trade-offs aren't beneficial to the community. But they are indeed trade-offs so there is a cost (e.g. increased traffic) for every possible benefit and these general questions provide no such insight into the costs to residents of this particular annexation request. Puzzling!

Anonymous

1/13/2021 06:49 PM

This is not a valid questionnaire. The questions do not get to the concern of the residents who live near CU South. These questions do not provide enough information to get at the real issue or information being sought. What recreation facilities are we talking about? Why aren't you talking about the cost to prepare the land which has been estimated between \$20 and \$99 million. The 80 acres at \$18 million that the university is talking about donating does not compare to what the cost will be to the taxpayers.

Anonymous

1/13/2021 06:52 PM

I'm concerned about the increased traffic at the site, especially potentially traffic on Moorhead to shuttle back and forth from South Campus to the University. That is a residential street that already gets a lot of loud, fast traffic, and I would not want that to increase with the addition of more students at CU South.

Anonymous

1/13/2021 07:16 PM

This survey neglects to mention the cost to the City of Boulder of this "donated" land, the up to \$99M needed to allow CU to build on this land. The City does not need to annex the land and allow CU to over-develop this land to provide flood mitigation. There is eminent domain as a path to providing flood mitigation.

Anonymous

1/13/2021 07:28 PM

This is a 66 million dollar project! How many people benefit?

Anonymous

1/13/2021 07:57 PM

CU South is extremely popular with Boulder residents now. It's great that CU will improve the area, add more amenities, and keep it open to the public.

Anonymous

1/13/2021 08:27 PM

The entire property should be offered to the city as open space and CU should not further expand its campus. It continues to build expensive infrastructure that it charges students for—it needs to limit its footprint and live up to its aspiration of being a sustainable, green university. Expanding into one of the largest open spaces left in the city, constructing in green fields, and constructing in a floodplain all contradict CU's image as a green,

| | |
|---------------------------------|---|
| | environmental university. The city should emphasize this in negotiations. |
| Anonymous 1/13/2021 08:57 PM | I oppose this project and I don't do surveys, especially those with leading questions! |
| Anonymous 1/13/2021 09:08 PM | This is a highly biased survey that does not provide the opportunity for engagement by community. The 'reaction' statements provided do not correctly reflect the development proposition. Thus, the results of this survey may be irrelevant to the propositions suggested by CU and not reflect the interests of the participants. Thank you. |
| Anonymous 1/13/2021 09:14 PM | The increased car (i.e., left on to 36 north from table mesa) and bike (i.e., direct connections to bike paths) traffic haven't been addressed. These will eventually bring costs to the city |
| Anonymous 1/14/2021 06:20 AM | Do not destroy the Marshall community. |
| 1/14/2021 06:22 AM | I would like then to address the married graduate student housing needs as those students are currently housed in the floodplain on Boulder Creek, behind Naropa. |
| Anonymous 1/14/2021 06:44 AM | CU South is the last remaining undeveloped open space in the City. The environmental impact on flora and fauna will be devastating if it is used for housing and parking. With office space now empty, due to work at home orders during Covid, businesses have learned how to manage Without the overhead of those spaces. Designers and architects could re purpose these large spaces into housing |
| Anonymous 1/14/2021 07:46 AM | Isn't there a fire rescue facility near Boulder Reservoir? Why build another? If expansion is needed, do it at the reservoir. All donated land should be used as open space. Even the flood areas should be developed to allow for public use. |
| Anonymous 1/14/2021 07:47 AM | It seems that CU is being generous to the community -- a good neighbor. |
| Anonymous 1/14/2021 09:31 AM | First choice, no development and continued public access as open space. Next, would be with lots of public access and public recreation facilities |
| Anonymous 1/14/2021 09:38 AM | The land needs to be fully acquired by the City. We will have no influence over its use after it is annexed by the City. Responsibility for flood mitigation should be CU's responsibility and should meet all City, State, etc. requirements. It should be left open and undeveloped, like our Open Space Program. There will be no benefit to the City until the City becomes the owner. City purchase may be required. |
| Anonymous 1/14/2021 10:17 AM | The real gem in CU South is a self-regulated dog park, easily the best dog recreation resource in town. Losing that aspect & coming under muni/county dog rules would make this property no different than any other open space. |

Things are working REALLY WELL there as is. As changes occur, my hope is we'll preserve what's working as long as possible.

Anonymous

1/14/2021 10:18 AM

Do it! It's time.

Anonymous

1/14/2021 10:43 AM

Please stop pretending that you care about what people think about this. The city and the university are going through with it. The idea of "input" is a sham. South Boulder is already congested. And I think we all know that the people making the decisions do not live in South Boulder. And if they do it is certainly not near that proposed campus. I know that this "feedback" will not do anything but do know you are not fooling anyone. On the other hand our charming little town has already been ruined so why not another 1,100 units.

Anonymous

1/14/2021 10:47 AM

Shame on the City for ever producing as biased, dishonest, and one-sided a "survey" as this piece of baloney I'm currently filling out. You mention NOTHING of the \$66 million to \$99 million PRICE TAG to the City, and all of us taxpaying residents. You fail to mention that having a fire department facility within inches of CU South is a HUGE BOON TO CU, not the "magically, magnanimous 'gifting' of the land by CU." I have never been more ashamed of my City, and its staff, to have to read this propaganda-laced, attempted brainwashing survey. I see the fingerprints of CU's Frances Draper and CU South "fact-resistant cheerleader" Rachel Friend all over this tilted survey. But staff has an obligation to be honest with citizens, and they're not being that. In addition, there is NO MENTION of the estimated 5800 additional vehicle trips that South Boulder will be subjected to, because of CU South (see: the 2017 report). Shame, shame, shame on you.

Anonymous

1/14/2021 11:31 AM

The City should look at whether, in balance, there is a net "community benefit." Each of the above questions looks at individual benefits in isolation. Having additional housing and/ or recreation facilities and/ or land dedicated to flood mitigation is a benefit. However, the current direction for this development and the potential to impact downstream inhabitants, homes and businesses because of the limits the development will create for flood detention (i.e., 100-year detention capacity rather than 500-year capacity) creates a net disbenefit to the community. In addition, since the planned development is supposed to be protected against a 500-year flood (at a substantial cost to the City), that will redirect flood waters from a >100-year flood into the adjacent community. These are additional costs to the City that tip the scales further to the disbenefit side.

Anonymous

1/14/2021 11:47 AM

Would be ideal to keep the property as open space, as a gateway to the City. Would prefer NO changes be made to the property-it is an invaluable resource and contributes greatly to the city's access to open space lands.

Anonymous

1/14/2021 12:11 PM

Strongly disagree with this plan. No annexation of this area. CU should not be supported in this annexation by our tax payer money.

Anonymous

The strongest community benefit would come from abandoning this deeply

1/14/2021 12:48 PM

misguided project for massive development, including massive traffic impacts, from developing much of CU South.

Anonymous

1/14/2021 12:49 PM

The survey mentions things CU is offering, but there there is no mention whatsoever of the tens of millions of dollars in costs to the City of Boulder and all of us residents will pay to make CU's land developable. This is the a manipulative survey that doesn't offer a real opportunity for choice.

Anonymous

1/14/2021 01:14 PM

I find your questions to be simplistic, and the lack of quantification renders the answers impotent, thus I have chosen neutral for each one. Of course, "Land donation for flood mitigation and Open Space" is a good thing, but they are not offering enough land to mitigate the impacts of a 500 year flood, which will become more common as the impacts of climate change accelerate. Of course we need affordable housing for faculty, staff, graduate students and non-first year students, but not in a flood plain, and not above 4 stories. Of course, additional land for recreational facilities and public safety is a good thing, but they're not offering enough, especially since they basically stole the land away from the City in a shady deal in the first place, and failed miserably to reclaim the land as promised, which was a major factor in the damage done by the last flood. As such, your questions are misleading. It's like asking me if I like pie, which of course I do...but not if its laced with arsenic.

Anonymous

1/14/2021 01:40 PM

I don't see how the proposed community benefits outweigh the cost to taxpayers and the burden of increased traffic on surrounding neighborhoods.

Anonymous

1/14/2021 01:43 PM

The land should be left as natural open space to protect the existing natural environment

Anonymous

1/14/2021 02:25 PM

Flood mitigation/public health and safety are paramount re community benefit as there are direct positive effects for over 3500 Boulder residents.

Anonymous

1/14/2021 03:04 PM

This is an urgent matter and we need to move forward. Lives could be at stake when the next flood hits.

Anonymous

1/14/2021 03:45 PM

I do not agree with the annexation of CU South. I think that the environmental destruction & the inconvenience of construction are enough alone to stop this project. One of the great things about Boulder is that there is tons of open space that is protected for generations. It would be such a shame for this land to be developed. Not to mention the fact that the floodplain is extremely important to South Boulder residents. My house flooded during the 2013 floods (I live by Manhattan Middle School), & I can only imagine how much worse things would have been if the CU South floodplain had been partially developed at that time. Natural disasters are only going to get worse, so we do not need to be making moves that will threaten Boulder citizens in the future. I am a CU graduate & they have plenty of space within Boulder to house everyone they need. If they are so concerned about this issue, then maybe CU & the city can come up with some sort of agreement so that there

are more affordable housing options for campus staff & students. I pride myself on being from Boulder & coming from a city where the city government actually cares about the community & the environment; allowing CU to develop in the CU South floodplain would be a huge disappointment, so please prove me right & keep my pride strong by denying this request from CU Boulder.

Anonymous

1/14/2021 04:39 PM

Clearly, those downstream from CU South will benefit by the protections afforded by future flood mitigation

Anonymous

1/14/2021 04:54 PM

The world is in a complete phase change. To be making big plans that will significantly alter a geography at this point in time, adding more 'development' when what Earth needs is a rest is terribly ill advised. Humans must completely examine the why and how development unfolds, not only the human impact, the impact on ALL living beings. It is no longer business as usual. CU, like many other educational institutions, will be altered by political, economic, health, climate, and ecological shifts that are unforeseeable at this time. Unexamined assumptions will be in play. My suggestion is to slow way down. This can happen in a few years if everything shakes out in support of a shift.

Anonymous

1/14/2021 05:08 PM

The water table in the nearly the entire site is very high - even during this drought year. This is easily evidenced by the very large, year round mud puddle in the parking area (near the dumpster), the plethora of frogs in the Spring, the existence of cattails, the three ponds and the many mud bogs along the dirt road south of the tennis courts. The very south end of the property is nearly all wetlands. I do not believe it would be safe to build housing or any type of academic, lab or office facility. The potential for flooding is simply too high and too risky. Instead, CU could build athletic facilities on this site. The existing tennis facility is a good example. CU could also build a track, a cross-country course and athletic fields. CU's main campus has just a few small fields. It would be great if the students had other areas to train and exercise.

Anonymous

1/14/2021 05:48 PM

Save lives by providing flood mitigation

Anonymous

1/14/2021 05:50 PM

I was in the disagree & strongly disagree category for those because I was comparing the new result to as-is, which is already great for recreation; I'm out there more days than not and development of it would make it less desirable for that: if I wanted pavement & could stick to the roads.

Anonymous

1/14/2021 05:52 PM

I strongly prefer county open space over city of boulder. The city is too restrictive with access and usage. I want to keep this land raw.

Anonymous

1/14/2021 06:13 PM

I hate the students and moved to Table Mesa to get away from them. I live on West Moorhead, so these proposals affect me. The open space we currently have is wonderful, and I do not want it to change. At the very least, please keep student housing away from here. We all know that CU profits off

of out-of-state students, ostensibly leading me to believe that CU is only building more housing to turn more students into cash cows. Keep that **bs** away from our open space. F--- that.

Anonymous

1/14/2021 08:17 PM

Like many others in the area, I like and value CU South in it's current form. However, I also understand this property belongs to CU and they have the right to develop. My main priority would be that whatever CU decides to do and build, that it is kept in line with the trend of lower height buildings in Boulder. Building tower type buildings like Williams Village would be an eyesore every time someone drives into town and would be see from everywhere. Please develop responsibly and not make it obvious there's development!

Anonymous

1/15/2021 06:51 AM

I am deeply concerned about the impact on wildlife. In this time of financial trouble for CU Boulder, including furloughs and pay cuts, it does not make any sense for CU to think about this project at this point. The whole project is a terrible idea. Keep it as it is.

Anonymous

1/15/2021 07:55 AM

I don't see the benefit to the community by facilitating CU's continued emphasis on growth/expansion. It appears that the desired flood improvements will be quite costly to the COB. Traffic impacts to the surrounding neighborhoods and roadways seem to me to be underestimated. The CU proposal does not include a concept plan? If true this is like writing a blank check that will allow CU to be the 800 pound gorilla and do whatever it pleases. it is my opinion that CU has never really been as invested in the community as they should be. I think that the COB should present the strictest requirements on the annexation/development plans as possible. I know there is pressure from my neighbors downstream for flood mitigation but the odds of a similar flood situation as 2013 happening soon are remote. The COB should not rush into a compromise deal that best favors CU. Thanks for the opportunity to comment. Martin Acres resident since 1985.

Anonymous

1/15/2021 08:11 AM

This is a ridiculous survey. Many of these things are benefits already, so one cannot disagree with this poll and yet we're losing a lot of land - and at a major cost, the city will need to backfill much of the building area for near 100 million dollars, per the University itself. Seriously, who wrote this? Anybody who takes this poll seriously is being misled.

Anonymous

1/15/2021 09:44 AM

The questions presented in this form are too general and loaded. For example, who would say that they are against recreational activities; you need to be more specific in order to get the real sentiment about the proposed projects. "Good benefit" questions are too general.

Anonymous

1/15/2021 10:35 AM

As a nearby community member I do use the walking trails in this area - I worry that any development will substantially reduce the usable trails and open space habitat

Anonymous

1/15/2021 11:02 AM

This open space is home to wildlife, acts as an excellent source for trail exercise, and remains to be a quiet open space area for south boulder. While I understand the importance in it's economic impact, this is may also cause disturbance to nearby residents, myself included.

Anonymous

1/15/2021 11:31 AM

I like the idea of developed and maintained parks and recreational areas on the annexed land, but I am strongly against developing that land for student housing. If the options were between leaving it exactly the way it is now or creating some parks as well as student housing, I would prefer to forego the parks to leave everything the way it is now. My concerns about the housing are mostly in regards to the environmental impact of developing that land, the location of access roads into that area, and the increase in traffic and population density in this calm and peaceful corner of this beautiful city.

Anonymous

1/15/2021 12:12 PM

I am sooooo sad this beautiful land will be developed at ALL!!! Why can't the City buy it from CU?? How big does CU have to expand to?????

Anonymous

1/15/2021 12:30 PM

Open space and recreation are very important to this city. Housing and transportation need to be carefully managed.

Anonymous

1/15/2021 12:42 PM

Any housing is a benefit, but the degree of benefit depends on the details of the housing mix and affordability, as well as related issues like how successful CU is in getting residents to use non-SOV modes (both in getting to campus and for other trips).

Anonymous

1/15/2021 02:18 PM

I just wanted to comment that when I moved to Boulder in 1975 there was a little classified ad paper. The day I arrived was a little ad that said, "Will the last person to move to Boulder please shut the gate behind them." I couldn't find the gate... I remember when there were no stores or gas station at Morehead Dr on Table Mesa. There was no Tantra. A parking lot but no RTD parking garage. Boulder could have protected this area long ago but they chose not to. Boulder didn't buy the CU South property. They could have. Now people are making it as hard as possible for CU to develop this property that they own. CU should be able to develop this land within the height limits. There are a bundle of rights that come with land ownership.

Anonymous

1/15/2021 07:47 PM

We need to leave this alone. It will disrupt wildlife, create more noise and traffic in the area, and we don't need more land developed in a flood plane.

Anonymous

1/16/2021 08:34 AM

CU South has been the #1 best place to bring dogs that have their voice & sight tags. Please preserve that free and open recreation option.

Anonymous

1/16/2021 02:26 PM

Many of these community benefits are already available to us. I am still disappointed that CU bought this property instead of the City years ago.

Anonymous

1/16/2021 02:57 PM

I really hope this gets developed. I live on East Moorhead Circle directly adjacent to the land and would be sad to lose access to its "Open Space" but I feel much more strongly that the land would be better used in the ways listed above. I do hope that the development plan could incorporate formal access to South Boulder Creek and the southern open space land.

Anonymous

1/16/2021 03:31 PM

They are not donating enough land. The wildlife currently on this property need a home. This land is an oasis that needs to remain as undeveloped as

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|---|--|
| | <p>possible. CU is being greedy and not looking at what an asset this area is. We do need flood mitigation but no CU buildings.</p> |
| <p>Anonymous 1/16/2021 03:44 PM</p> | <p>I think a community track would be wonderful! As a runner in Boulder, it can actually be quite difficult to get on a track due to the limited public hours on high school and middle school tracks (if the schools even allow access to the public).</p> |
| <p>Anonymous 1/16/2021 03:57 PM</p> | <p>This area has a diverse ecosystem of animals, birds, and vegetation. I believe that using this area to build housing is a waste of beautiful space and not in line with the values of Boulder!</p> |
| <p>Anonymous 1/16/2021 09:25 PM</p> | <p>Land provided for mitigation to OSMP for construction of a floodwall on State Natural Area wet meadow and other damages/degradation to the State Natural Area is not yet quantified, so we do not yet know how much or which land will be necessary from CU to OSMP -- i.e. there is NOT YET a community benefit for open space. Your own text (above and on the Post Card) says some of the land "may" be used for housing, recreation, etc... and there is NO guarantee that it will be "affordable housing" -- so that is NOT a community benefit. The Guiding Principles do NOT guarantee trails/access connecting to Open Space trails, so that is NOT a community benefit. The proposed fire dept will INCREASE response-time and insurance costs for me, my neighbors and residents throughout Table Mesa area -- NOT a community benefit.</p> |
| <p>Anonymous 1/17/2021 07:14 AM</p> | <p>CU has the city over a barrel so to speak as CU will not commit to reasonable restrictions/guidelines under the guise that their exact plans are unknown. The city should really consider how it would negotiate if flood mitigation was not part of the package, basically at what price do we want to build the dam but mortgage the gateway to the city. We have one chance to get this done right.</p> |
| <p>Anonymous 1/17/2021 08:07 AM</p> | <p>In the introduction to this survey, it's emphasized that CU has not begun master planning, but the questions reference having planned 1100 units...which is true?</p> |
| <p>Anonymous 1/17/2021 08:35 AM</p> | <p>So many questions and so much unknown... What is the cost to Boulder? who would pay for recreational facilities? What is cost for restoring wetlands destroyed by overuse of people and dogs on this property. Is there a need for more recreational facilities in Boulder? wont that increase traffic along Moorhead and Table Mesa? How could this projection not Increase traffic,Noise and speeding on HW36? along Moorhead and Table Mesa? If this land is annexed will OSMP take over dog control and what is cost for OSMP? Will OSMP be able to increase staff to deal with adding this out of control dog area? And truly CU could donate the 30 acres needed for flood plan without city annexing... Obviously CU is only keeping there self interest in place without considering the safety of the residents of Boulder. With undergrad age of people decreasing in overall population does CU even need this housing at all? And since pandemic has changed so much will online schooling just increase as well.</p> |

Anonymous

1/17/2021 10:48 AM

This survey is obviously biased towards getting people to agree with statements (of course I like recreation, but not in the context of what CU would do to the area) without the context of what CU would have to do to prepare the site for building dorms/students apartments. I am vehemently opposed to it. You don't ask about traffic impacts to surrounding neighborhoods, impact on two endangered species, the destruction of an area that is great for walking and biking, the impacts of CU bringing in untold amount of landfill, and the cost to the city of the future CU project.

Anonymous

1/17/2021 11:16 AM

Undeveloped open space is something that makes Boulder special and wonderful and I'd be heartbroken to have the 300 acres be developed!

Anonymous

1/17/2021 03:09 PM

I think all these benefits are important and credit CU and the City for identifying facilities most needed by residents. Flood mitigation is the most important, however!

Anonymous

1/17/2021 04:18 PM

1. The questions are misleading -- they ask if the actions provide a good benefit to the community; they should ask if they provide the best benefit to the community, or explore alternative approaches that would be more valuable. 2. Providing good benefit depends entirely on how it is implemented. One example is whether there would be sufficient road infrastructure to allow both existing and new residents to get in and out without creating a traffic nightmare. This part of Boulder is already overcrowded during rush hour, due largely to traffic into Boulder along 36. Adding these residents without appropriate additional infrastructure would turn it into even more of a nightmare.

Anonymous

1/17/2021 06:12 PM

Unfortunately these are poorly written questions. Those opposed (and I'm not necessarily one of them) will now have grist to show that City is in the pocket of CU even if the City is not.

Anonymous

1/17/2021 06:24 PM

These questions are WAY too generic. Is housing good... yes, is housing at CU south good...no! Be more specific with the questions!

Anonymous

1/17/2021 06:47 PM

This is a terrible proposal and completely out of line with the agreement that CU made with the city when it purchased this land.

Anonymous

1/18/2021 05:51 AM

These questions are worded in a manipulative way. To say that these things are a public benefit is not the real question here. The question is: will the people of the city be better off with it annexed or with it left the way it is. I say keep it exactly how it is.

Anonymous

1/18/2021 07:10 AM

CU has too much power over Boulder and does not put what is good for Boulder first. So Boulderites must.

Anonymous

1/18/2021 08:28 AM

A public running track that doesn't overlap with school use seems like a good idea, additional trail for mixed use including bikes that double as cross country skiing paths in the winter would be a welcome addition.

Anonymous

1/18/2021 08:53 AM

While these benefits sound good on paper, how realistic are they? How permanent are they? This poll appears to be written in such a way as to be intentionally misleading and deceitful.

Anonymous

1/18/2021 09:05 AM

the area will not feel like open space if construction moves forward. And, it will be crowded and increase traffic. I am against the additional housing

Anonymous

1/18/2021 09:11 AM

Stop developing and expanding the University. The college bubble is going burst soon and you will wish that you consolidated your projects and investments.

Anonymous

1/18/2021 09:18 AM

It is hard to understand why it is acceptable to jeopardize people's safety and homes to expand when there is not a clear need. I understand that Boulder is growing quite a bit but isn't that what everyone is complaining about. Is adding more student housing necessary?

Anonymous

1/18/2021 09:46 AM

As typical for the city, this questionnaire is very biased. While I personally support the project, any community engagement attempt must allow citizens to express concerns. The housing must include significant affordable units to be of benefit to the city and the neighborhood's concerns about traffic, parking, noise and quality of life issues must be addressed in any development plans.

Anonymous

1/18/2021 10:37 AM

This sounds like a pull-poll and doesn't acknowledge problems with the assumptions.

1/18/2021 11:43 AM

Any evaluation of a possible benefit should be be considered against its' cost. With that in mind, I'd like to address the proposed community benefits separately: 2. Donated land for flood mitigation to protect the West Vally residents and property would normally be an undisputed benefit. The estimated costs to secure an annexation agreement are high, and the unknown costs of the city taking responsibility for any damages to CU property in any and all future flooding events makes the costs untenable, particularly without CU's development plan, which would allow a big picture evaluation of that risk. 3. The key phrase missing here is "affordable housing". Based on CU's last housing option addition, Bear Creek Apartments, affordable is not a priority. It's very difficult to call this a community benefit without the afore mentioned development plan, and in this case, the transportation plan CU is expected to provide. 4. It is a big stretch to call continued public access to the property a community benefit to annexation. That access exists today. The other option would have to be considered a detriment. 5. The city proposals for use would be considered a benefit, depending on access and use guidelines. I would expect that those guidelines would be included in the annexation agreement. At that point, evaluation of community benefit could be weighed. 6. I disagree that re-locating S Boulder's fire station to the new campus is a community benefit. It's my understanding this proposed facility would replace Fire Station #4. Early discussion of site access (and all discussion without the transportation plan would have to be considered "early") has focused on limited vehicle

access. CDOT has not even seen a proposal for access to CVO 93 and even with extensive re-work of S Loop Road, it seems rapid response for fire fighting in S Boulder would be diminished; perhaps radically. The key goal, from the city's perspective is to provide flood protection for citizens and property. Diminishing the much more commonly used, existing, fire protection is not a cost that should be factored into the annexation agreement.

Anonymous

1/18/2021 12:08 PM

This is an obviously biased survey. Without specificity, no meaningful feedback can be gleaned from it on people's actual thoughts on the CU South project. Shame on the city for putting out such a flawed and manipulative questionnaire.

Anonymous

1/18/2021 12:47 PM

I am personally against any building on this land which is used by hundreds of dogs and their owners as recreational land. It's one of Boulder's most beautiful places to walk/hike with the Flatiron views, grasses, coyotes I hear howling at night from my home, grasses, birds, etc. et. It is a FLOOD zone. The reason it was once a gravel pit was because water flowed and accumulated there. Why fight nature? How ridiculous to even suggest building housing or campus buildings in gravel pit. And to say that housing would not include first year students only is ridiculous. No undergraduate student housing would be far more beneficial. Sophomores-Seniors can party just as hard as first year students. If housing must be built then it should be graduate student and faculty housing ONLY. A land swap which was considered last winter I believe, is a far more appropriate use of lands. I am very concerned for my neighborhood (Tantra Park) and the detrimental effects of undergraduate housing.

Anonymous

1/18/2021 12:57 PM

I find this survey to be disingenuous in that it provides no options for flood mitigation sans annexation. There is no reason to couple the two. It may very well be that the city might decide that annexation on this site is not warranted.

Anonymous

1/18/2021 01:38 PM

Too much latitude in CU's building plans. Need to be specific as to what happens.

Anonymous

1/18/2021 02:35 PM

I am not in favor of any housing on the site.

Anonymous

1/18/2021 03:06 PM

From my doctoral work at CU in statistics, I find this questionnaire highly flawed. This information says that CU doesn't have to follow any of the city's building regulations. Based on CU's history of development, there is no reason to believe they will follow city protocol like height rules. And they're going to give the city 2 acres for fire/rescue which in reality will probably be for them at city expense? Traffic, worsening air quality, inappropriate use of millions of taxpayer dollars, a strain on the city's health services, possible water shortages, and wiping out a serene natural habitat - how do the citizens of Boulder even benefit from this?

Anonymous

1/18/2021 04:33 PM

A variety of housing types and a sense of community is important

Anonymous

1/18/2021 04:54 PM

No info on what kind of housing. We do not need dog parks and running tracks - we need trails. We need open space where wildlife is not impacted by nearby dense housing. Nice that they will give land for fire station. So that city can pay for fire mitigation on CU property. And the city gets only land, not the buildings or rec facilities. The city must pay for all that. No plan offered by CU so no sense what they could do without concrete agreements before annexation

Anonymous

1/18/2021 05:01 PM

If all of these can be done together, it's clear that the non-annexed land is under serving its value. Having housing for students/faculty will free up housing for local workers and residents. There is not enough housing for people affiliated with CU.

Anonymous

1/18/2021 05:09 PM

The questionnaire in its current form is a lot like a push-poll. That is, it's designed to elicit responses that support a particular agenda, in this case, support for CU's annexation of the land at CU-South to build a third campus nearly the size of CU's Main Campus. It isn't asking for what the public actually thinks. You do not let me answer whether I think CU-South is a good place for this project of CU, which is about the size (bigger) than CU is currently. No where do you say this comparison. The fact that you say this is "free" land from CU Boulder, is a lie. CU is demanding over \$25 million dollars, projected to be much higher to "fill in the land" and to compensate the University...this is in the documents. Why the lie, team? What the push poll? Why not ask people in direct language..do you want a 2nd CU campus right off of 36 at Table Mesa? Do those in South Boulder want the increase of traffic from over 1,000 students and staff? You have yet to say how you are going to overcome the killing of the two endangered species located at that spot. You do not have that in your survey. How do you feel about CU building an enormous campus, which will cause less land for two species listed on the endangered species list and their possible extinction. "The wetland habitat of South Boulder Creek has been a designated state natural area since 2000 for its ecosystem — a combination of riparian, tall grass prairie and wetlands, the last of which is described by the state as "among the best preserved and most ecologically significant in the Boulder Valley." It's also critical habitat for the Preble's meadow jumping mouse and Ute-ladies'-tresses orchids, both federally listed as threatened under the Endangered Species Act ". This survey is a falsity made to guide people to answer the questions in the way YOU WANT the answers. You really should be ashamed of yourselves. I know I am for you.

Anonymous

1/18/2021 06:59 PM

This survey is very strange to me (and I am a trained city planner). I walk my dogs at CU South just like everyone else, but housing people is much more important than having somewhere to walk our dogs. Come on! We have no shortage of beautiful places to walk dogs in Boulder. Please - pretty please - don't listen to the very loud NIMBY voices and instead think about the kind of community Boulder is becoming without having places for people to live. We are getting older and richer and whiter and less interesting and more elitist and unaffordable. We need City staff to take a stand here. This City needs housing. We need more local workforce. We need young families to be able

| | |
|---------------------------------|--|
| | to afford to live here. Thank you! |
| Anonymous 1/18/2021 07:46 PM | This is a completely disingenuous questionnaire that is leading people to answer with a positive response. Of course we want open space and recreational access, but not at the expense of massive amounts of traffic congestion, limited access to this area and a 30 million + bill for the citizens of Boulder to foot for putting in flood mitigation. I am pretty disgusted with how the city of Boulder, who is supposed to be working for its citizens, NOT CU, is handling this! |
| Anonymous 1/18/2021 08:03 PM | All of these are important community benefits! |
| Anonymous 1/18/2021 08:53 PM | Why should city taxpayers have to pay for flood mitigation on land owned by the University? |
| Anonymous 1/18/2021 09:13 PM | Build more housing! Boulder needs housing! |
| Anonymous 1/18/2021 09:31 PM | I don't understand why this is moving so slowly. Get it done!! |
| Anonymous 1/18/2021 09:36 PM | Sorry for the bad language but this is a bs questionnaire with no actual way to provide real feedback. In no way are the costs of the land use being considered. 1,100 units, 1100! That does not make sense regardless of how you spin this. - Extremely disappointed that you think your citizens are foolish enough not to see right thru your agenda. It's insulting to receive such a questionnaire just so that you can check the box and say "we asked for public input" |
| Anonymous 1/19/2021 08:35 AM | These survey questions are not appropriate. Asking a question gauging general opinion on a specific issue is not helpful. Also, the questions are too vague - why not say specifically what you mean by "public safety facility" or "recreation facilities"? If you are hiding the meaning of these phrases it is because you want uneducated responses that support your position. |
| Anonymous 1/19/2021 09:31 AM | I would like to see even more land set aside for public use, as the area sees very heavy use already. Overall, these proposals point in the right direction. |
| Anonymous 1/19/2021 09:58 AM | More housing will help stabilize housing costs in Boulder generally: supply vs demand |
| Anonymous 1/19/2021 10:15 AM | Jamming additional housing units will create traffic nightmares and unsafe side streets for shared use. |
| Anonymous 1/19/2021 10:33 AM | This survey is jumping the gun. Until the City of Boulder receives a firm proposal for South Campus development, all of the above "public goods" are hypothetical at best (and being used to delude us) for CU to obtain |

annexation. And once CU's property is annexed, it can do whatever it wants with the property. In other words, there's no use in closing the barn door if all the animals have already left. I do not understand why the City of Boulder officials (elected or professional) could allow CU to get away with their blackmailing of no flood mitigation work until South Campus annexation occurs. It simply is blackmail.

Anonymous

1/19/2021 10:56 AM

The proposed flood mitigation is inadequate. A more robust flood mitigation should be approved before considering any other community benefits.

Anonymous

1/19/2021 10:57 AM

This land should not be developed. The existing CU south property is an amazing resource already.

1/19/2021 11:10 AM

I would indicate that I think CU should not build on this property and wetland. The City and the University should work out a land swap for land up north reserved by the city for future growth. The plans now will ruin a beautiful area, cause unnecessary traffic problems and will cost the city millions of dollars.

Anonymous

1/19/2021 11:49 AM

I'm very concerned about the extra traffic this will bring to Table Mesa, as it is now, I have trouble exiting my neighborhood onto Table Mesa at any time of day. I also don't like the idea that my south Boulder neighborhood will be used as a short cut for excess traffic when the main roads get even more clogged.

Anonymous

1/19/2021 11:59 AM

Please keep the open space a beautiful open space area! Would hate to see this overly manicured and carved up with pavement. It is such a great nature area with wild habitat. I would love to see as much preserved as possible while also keeping things safe for a potential flood.

Anonymous

1/19/2021 12:04 PM

Land donated for Open Space should remain OPEN and not used for housing. We have plenty of commercial real-estate sitting empty all over town that would be put to better use as housing. Please stop building.

Anonymous

1/19/2021 12:44 PM

I think the most beneficial for the community is to have the space preserved for wildlife and open space. Building more will only increase traffic, cause congestion and cause even more noise pollution - which is already too high; road noise can be heard when you are on hikes in the foothills. What makes Boulder such a desirable place to live and visit is the community's efforts towards conservation and the environment. This project runs contrary to those priorities. PLEASE consider this community's real concerns for conservation.

Anonymous

1/19/2021 12:45 PM

None of the proposed flood mitigation plan by CH2MHILL in August of 2015 call for a 36 acre flood mitigation area. All of the plan options call for a MUCH bigger area to mitigate floods. Where is this 36 acre number coming from? The plan also sites that no housing will be built in the 500 year floodplain. The 500 year floodplain is not defined by the CH2MHILL study, or FEMA. These numbers seem made up and the true environmental impact of this plan is not being evaluated by experts.

Anonymous

1/19/2021 12:53 PM

The questions as written do not elicit meaningful responses. While I agree that various things like access, without any context, are good, I object overall to the project as it does not meet the needs of the city especially with respect to any specific required types of housing or mitigation of the loss of open space. So, while I agree with whether certain characteristics, IN THE ABSTRACT, are beneficial, the whole concept is objectionable.

Anonymous

1/19/2021 12:55 PM

CU is proposing far too many housing units.

Anonymous

1/19/2021 01:05 PM

This is a terrible questionnaire. It does not fully explain what it is talking about and does not really give me the option to express my opinion it seems as if the questionnaire is pushing for only one answer. All the questions are very broad and do not cover what this development might mean. I want the full story.

Anonymous

1/19/2021 01:09 PM

To put housing out here would be an eyesore and completely a mistake. CU will lose enrollment with more students doing at-home programs this seems nonsensical. After nordic skiing out in this area and LOVING it - this would be a tragedy to build on this area.

Anonymous

1/19/2021 01:24 PM

LEAVE THIS LAND ALONE!!!! CU (it's NOT CU Boulder, or CU at Boulder) is the worst neighbor anyone in Boulder has ever had. And, this annexation continues to prove that in spades!!!! What about building height restrictions? What about the incredible increase in traffic along Table Mesa Dr./South Boulder Rd. and on Marshall Rd.? The quality of life for the people living in the homes (including the trailer park) on the south and west sides of the property will be totally destroyed. If CU goes through with this pathetic plan, they must be required to buy out everyone living nearby (at above market value), who wants bought out. Otherwise, I will help them form a class action lawsuit against CU and the city of Boulder to force them to do just that.

Anonymous

1/19/2021 01:27 PM

The exorbitant cost of making this site buildable for CU is extortion at it's highest form. This will cause worse flooding than we experienced in 2013 because there will be even more asphalt. NO MORE BUILDING IN THE FLOODPLAIN!!!!!!!!!!!!

Anonymous

1/19/2021 01:51 PM

I remember when it was a horrible, ugly, open pit mining operation. CU has a history of doing good planning (look at the East Campus). I don't understand why so many people have such serious concerns when CU has not even made final plans for anyone to consider.

Anonymous

1/19/2021 01:53 PM

I believe that the biggest benefit is flood mitigation, but the next most important benefit for Boulder is that CU has room to grow. The University is very important to the health of Boulder and has almost no room on the central and east campuses. This is a great location near a multi-modal transit hub.

Anonymous

1/19/2021 01:58 PM

These questions are completely out of context. Without details about where and what, it is impossible to provide intelligent answers. This survey feels

very biased towards approving development on the CU South land, which until we have in writing exactly what CU would build, is impossible to provide an opinion on.

Anonymous

1/19/2021 02:05 PM

Any housing added to this area will increase traffic on Table Mesa. NO!

Anonymous

1/19/2021 02:20 PM

There are serious concerns about the traffic and noise impact on the surrounding neighborhoods--there simply aren't enough major roads to fend off the impact of the addition of so many more people to this area. Also, the current open space is highly utilized and needed by the communities--to build in a floodplain, despite the proposed "gifted" extra acres is irresponsible.

Anonymous

1/19/2021 02:54 PM

The space is already used recreationally - I don't feel that a running track and a dog park can replace the beauty of the current property which is used by so many people in Boulder. Yesterday I was at Dry Creek, one of the most popular dog trails beyond CU South, and there were 20 cars in the lot, overflowing out to the road. I also don't agree with the fact that the survey only represents the 80 acres being donated, not the huge, as of yet quantified sum that Boulder will have to pay to complete that flood mitigation project. Furthermore, I feel that the traffic nightmare that will result from adding 1100 more residents along with visitors (professors, friends, food trucks and other logistics) is going to be a disaster. The traffic survey that has supposedly been done could not possibly bear any resemblance to this unique location, where 36, 157, Table Mesa and Broadway join. Moorhead is pretty much the only street you can exit Martin Acres to make a left, and the traffic will become extreme, as might parking. I also feel that sandwiching Martin Acres, a mature Boulder community between 2 campuses will relegate it to become a student housing community with some families, when we are currently a family oriented neighborhood with some students. The value of our houses represent our retirement, and your project will certainly impact the desirability of living here. We will lose our night sky to 24/7 lighting and our peace and quiet to the fire station. Children commute by bike and on foot to Creekside and to Summit - the through traffic will also pose a danger to them, as well as a logistical challenge for parents trying to drop off kids. I don't believe that this project has been well thought through, especially since a land swap for a CU North could make so much more sense without reducing the open space that makes Boulder such a wonderful community. Please do more research - I think you'll find that you might avert a disaster.

Anonymous

1/19/2021 04:05 PM

Don't bring more people to the area. Wild life will be impacted forever

Anonymous

1/19/2021 04:26 PM

The best community benefit would come from no annexation before CU commits to identifying all future land uses.

Anonymous

1/19/2021 05:29 PM

This is a bad deal. The land should not be annexed into the City of Boulder. I do not support this in any way. The impact on the community far outweighs

Anonymous

1/19/2021 06:37 PM

the benefits.

Wow, it makes it pretty hard to disagree with the this amazing proposal the way that it is TOTALLY biased towards CU. "Recreation facilities provide a good benefit." REALLY??? Who would disagree with that?? How about "would you rather have over 300 acres of space for recreation and to protect local flora and fauna or 80?" How about "Do you realize how much this project will affect your ability to get to work on time or get your kids to school on time?" How about "Do you realize that this project will kill hundreds of acres of native grasses and destroy hundreds of acres of habitat for native animals?" How about "Do you think it is wise to build in a flood zone?" How about "Do you have any idea how many millions of dollars in tax dollars this "donated land" will cost Boulder tax payers?" I am truly appalled that this survey is so biased and misleading. I simply cannot believe that with all the feedback you were provided to have a fair representation of this project that you feel it ok to mislead our Boulder community. I hope you will redeem yourselves by making a good decision on such a special area of land that can never be replaced.

Anonymous

1/19/2021 07:19 PM

This development plan totally defeats the city's plan dating from the 1960's for open space around Boulder. I use this area frequently for trail running and winter XC skiing. This development would be devastating to the Boulder community. It would not provide affordable housing but unbelievable traffic snarls, unbearable noise pollution and even more high-density ugly living conditions. There were 300 acres of open space, now to be reduced to 80. What a sham! 1100 new dwelling units mean more than 3000 more people. This is entirely for the purpose of lining CU & Boulder business pocketbooks. There is absolutely nothing here to benefit the present community, only to make living here more intolerable. The proposed 30 acres for a dog park and a track are a ridiculous exchange for 300 acres of open space. Please block this project.

Anonymous

1/19/2021 08:12 PM

I have noted "no Opinion" for several questions because the questions are so general that they don't necessarily pertain to CU South. Even with the "land donations" the question doesn't ask if I think that type of development is appropriate for CU south - development (dog park, recreation facility, bike paths and trails, some small amount of land for open space) of these amenities doesn't belong on this property. Right now the property offers these amenities already in an undeveloped way. Development would spoil the already great area. Housing at CU -South will be very far away from where classes are held on the main or east campus. As a freshman or other level I believe it would be preferable to be closer to the city and the main campus where classes and other activities are held. Students would have to have a car to commute to where they spend their days and/or evenings. I thought Boulder wanted to reduce driving in the city. Building CU housing so far from campus would only increase driving. I also think that building behind a flood control structure is a flawed idea. As I remember, the flood control wall will be designed for a 100 year flood (correct?). As we know climate change is predicted to increase flooding magnitude and frequency - So who

is responsible when CU buildings are inundated by a larger flood than what was designed for. It makes no sense.

Anonymous

1/19/2021 08:36 PM

Your questionnaire is biased and does not allow for proper responses that reflect the opinions of the South Boulder community.

Anonymous

1/19/2021 11:56 PM

Leave this land alone. Adding to the campus in that location is NOT a good idea.

Anonymous

1/20/2021 05:57 AM

I often use the cross country loop and single track on the west side as a fun quick place to go ride/run/ski that's near home and doesn't close instantly when bad weather hits like Valmont does. It would be nice to keep these trails as much as possible.

Anonymous

1/20/2021 08:11 AM

Don't ruin the view! Mix it up with university actual study buildings not just a giant housing complex. No more Williams villages. Thank you.

1/20/2021 08:26 AM

I think the amenities offered by CU more than offset the burden of annexing the space.

Anonymous

1/20/2021 09:43 AM

CU should try to keep its students as close to campus, amenities, and businesses as possible. This is a horrible location to add housing for students as they will need to go many other places for restaurants, stores, etc and commute to campus each day. I propose offering the baseline zero property to CU for more student housing in exchange for some of the cu south acreage to help with flood mitigation. This would keep students near campus and businesses helping improve their experience, meet our climate goals, help businesses and reduce traffic.

Anonymous

1/20/2021 11:26 AM

IN future newsletter, please if the 179 remaining acres (308-129) still belong to CU Boulder or are they wetlands, water shed ? If CU owns , do they plan on developing that acreage Please also clarify if the CU facilities with be housing , meaning residential, for faculty, staff and students or offices, classrooms etc.. report said non-residential but then said residential for 1,100--- confusing. Please clarify

Anonymous

1/20/2021 11:49 AM

Housing costs are ridiculous and everyone is already living on top of each other in Boulder. There's plenty of land to create new housing opportunities and make Boulder a reasonable place to live if new housing is created

Anonymous

1/20/2021 12:12 PM

I am seriously concerned about: (1) MOST IMPORTANTLY the traffic impacts of having that many new residents - a vehicle study that is done during COVID is terrible because you aren't going to get a real picture of traffic... even with estimates... also keep in mind that this property is not a walkable distance to the university, (2) the impact to the open space which has thus far already been serving the community in an awesome way as is... having a whole bunch of buildings and having a lot of it be paved over would be very disappointing, (3) the cost to the city and tax payers, and (4) the impact on property values in martin acres.

Anonymous

1/20/2021 12:16 PM

I'm concerned the the increased population that the property brings has a much more negative impact than the listed positives, and the university is holding the city hostage by only allowing the land to be used for flood mitigation if they get to build thousands of residential units which will increase traffic and general congestion.

Anonymous

1/20/2021 12:17 PM

What is presented in the questionnaire appears to promote annexation without actual input from the public. There is too much ambiguity to what would actually materialize.

Anonymous

1/20/2021 01:11 PM

I am strongly opposed to the CU South Annexation. These questions are clearly biased in their wording and I am furious at the attempt to push through such a large project without asking for genuine public feedback via an honest questionnaire. Everyone attempting to dishonestly approve this project should be ashamed in their determination to do so. I can only hope my neighbors are able to likewise see through these deceptive questions.

Anonymous

1/20/2021 01:56 PM

I strongly oppose this annexation, which incrementally degrades our quality of life in Boulder by (1) transferring the cost of 10s of millions of dollars for flood mitigation to the city; (2) increases car, foot, and pedestrian traffic from an additional 1100 - 3300 university residents into existing residential neighborhoods, specifically onto Table Mesa Dr. and Moorhead Ave.; (3) results in a loss of 30-40% of the existing habitat for two endangered and protected species (Preble's jumping mouse and Ute ladies' tresses orchid). Additional objections are: (4) CU's housing is less affordable than stuffing more than three unrelated students into the ranch and try-level houses in Martin Acres and elsewhere in the city; (5) on the basis of the current surroundings, this proposed development is unreasonable for this location; (6) Residents of Boulder currently have access to this beautiful wild space that has minimal human impact. Why change that? (7) The university has not been a respectful member of our community. Once again Boulder's height limitations, traffic concerns, and livability in surrounding neighborhoods are being glossed over. (8) What are CU's alternate plans?

Anonymous

1/20/2021 02:00 PM

None of these questions apply to the CU South property. This questionnaire feels like a push-poll. I am shocked that the City is using this interface to *pretend* to gather public opinion on this annexation. If you want citizen input, you need to create a real questionnaire. This is the second push-poll you have provided that I am aware of. This is a disingenuous and basically fraudulent excuse for 'citizen engagement'. You are not fooling anyone with this and I hope you take it down and replace it with a professional questionnaire. The use of annexation without a site plan in advance is a misuse of the process. The University should not be permitted to dictate to the City in this way, getting carte-blanche development rights for a pittance like the suggested land. The costs to the public should be disclosed (like the millions of dollars that the City would have to pay to flood-proof the University's building project in the floodplain.) Ask citizens how they feel about a landswap with non-floodplain acreage so that the University can build on land that is NOT in the floodplain, and spend less money on floodways to

protect residents downstream from this property without adding insult to injury by building massive housing on it.

Anonymous

1/20/2021 02:27 PM

I am against developing the CU south property

Anonymous

1/20/2021 02:39 PM

I think there are a number of opportunities that can all be utilized for public benefit. I think maintaining recreation areas/open space is important but I'd also like to see some of this space be developed into affordable housing. There is significant need in the City of Boulder, so an enormous piece of land like this should at least provide some affordable housing (open to all, not just CU staff and students, unless they can demonstrate low-income status).

Anonymous

1/20/2021 03:38 PM

Those questions are formed to prove a point you WANT to prove, not to get real opinions. Each question should be prefaced: "At the cost of cramming over 1,000 new CU students into your neighborhood... and very much ruining your home life in a major way..." C'mon. Boulder is better than this. CU does NOT need to make any more money, they should be focusing on repairing the damage done to their reputation with the community after reacting so poorly to COVID. I get that they own the land but everything about this plan screams "bad news" for me as a citizen of Boulder.

Anonymous

1/20/2021 03:50 PM

The placement of 1100 additional units here without there being access to groceries or other necessities within walking distance seems short sighted. Williams village has walking access to groceries and other necessities, making it friendly for university students that don't have cars or when the weather is bad, choose not to drive. Similar forethought to these sorts of amenities and needs by residents should be considered before moving ahead with any sort of development. What impact will this number of new residents have on the surrounding business? Will they be able to support the addition of these residents? Overwhelming businesses with too much business can lead to problems in service and put pressure on the owners. Smart growth includes looking at creating walkable spaces with a sense of place. Plopping a housing development on the edge of town because you own the land is lazy development.

Anonymous

1/20/2021 04:44 PM

We live in Martin Acres and already have a noise pollution issue and the traffic can be heavy in the AM and PM. Our neighborhood is especially concerned about the impact on Moorhead and Table Mesa.

Anonymous

1/20/2021 05:16 PM

This survey leaves ambiguity regarding the benefits -- benefits relative to the current status of the site, or benefits relative to pursuing this project without the specific element mentioned in each question?

Anonymous

1/20/2021 06:29 PM

Housing at CU South needs to be accompanied by a comprehensive transportation plan that prioritizes bike/ped/bus transportation over individual vehicles. Moorhead is the logical connector and should be redesigned with traffic calming and improved facilities for bikes and peds.

Anonymous

Leave it alone. It true open space.

1/20/2021 10:20 PM

Anonymous

1/20/2021 10:46 PM

I feel a lot of the decisions made by Boulder City Officials regularly does not take in to account that they regularly are anti housing for lower and middle income families because they do not promote development that targets that group. Income rates do not support the current trends of inflation . for example on average wage increases have been 7 percent in the last 10 years while cost of living average in the area is 40 percent. Traffic has quadrupled in the past 10 years due to the fact large companies that work in Boulder have employee bases that must commute in. So THIS would benefit Boulder in multiple ways. CU Employs a large number of people and students. More housing will reduce the need for more commuting.

Anonymous

1/21/2021 06:34 AM

Universities face a new reality when it comes to onsite versus online education. This will have far reaching modifications into the future. Now is not the time for the city to consider potential community benefits of more land development. Now is a time to rethink how we keep population to land ratio down.

Anonymous

1/21/2021 07:02 AM

This questionnaire poses questions in a biased way in favor of annexation. At this time I oppose annexation. I wish for the land to remain undeveloped and completely open to the public. I use this open space often and immensely enjoy the quiet beauty of the area just a short walk outside my door.

Anonymous

1/21/2021 07:02 AM

Would love to see the "green space" and natural environment saved.

Anonymous

1/21/2021 07:34 AM

These questions are so dishonest and unhelpful. CU South should not be annexed. The flooding that occurred east of cu south was non-life threatening, low-level flooding that caused property damage. I live just west where high flood severity as measured by depth and velocity resulted in not only flooding but life loss. My tax money is not being used to address this more severe flooding. In addition, any development on CU south property should not occur since it does not fit in because you are building a campus in a residential area abutting and including environmentally sensitive areas. The right thing for the property in the best interest of the community is not to build on the property. However, as seen over at least the last 20 years what is in the best interest of the community is far from CU's mind. This is evidenced by the support of students and their actions that have and continue to spread the corona virus in the community. This it also evidenced by the William Village development and the east campus development.

Anonymous

1/21/2021 08:33 AM

CU South is a five minute walk from my back door. I am absolutely devastated at the idea that it would be developed into university dorms. Firstly, it's an absolutely terrible location to build housing. Even the existing nearby developments suffer from foundational, flooding, sewer, and other structural issues related to the fact that it's literally a gigantic wetland. The ground is unstable and prone to extreme flooding so why on earth would anyone in their right mind build there. Additionally, those wetlands provide

much needed habitat for ground nesting birds, raptors, coyotes, and other wildlife. Even despite the prevalence of dogs in CU South, the area supports a huge amount of wildlife that is a benefit to the community. People like to live near other living things and if we develop the area, we are destroying a huge amount of historical wetland habitat. Secondly, CU South is a huge congregation spot for dog owners in Boulder. We depend on that place because open space is far away and dog leash laws are much more restrictive there. I understand the reasons for dogs to be more restricted in open space but it's also extremely nice to have a place like CU South where dog owners are the main demographic. Please don't take that away from us! It's a huge benefit to the community to have a big park where dogs don't need to be leashed. The size of CU South prevents it from getting trashed like Twin Lakes due to dogs. If we need to levy a tax to pay for that, then I'm in.

Anonymous

1/21/2021 10:15 AM

I believe the open space and natural land should be preserved as much as possible, especially for the ecological, environmental, air quality, and climate change benefits. Open space is vitally important for wildlife, ecology, carbon capture, etc... I firmly disagree with adding more buildings and recreation fields for the university, especially when more learning will likely be done online. I frequently recreate on the trail as well as many other people too. And, I very often see diverse wildlife throughout the property. The property also has important wetlands and habitat for birds. A recent study shows that North America bird populations decreased by nearly 30% in the past 50 years. AND, a fundamental educational principle for environmental sustainability and preventing climate change is to understand how human growth at the expense of natural lands undermines environmental and planetary sustainability, even locally with things like air quality, habitat, quality of life, mountain views, etc... Important Idea- The university should designate the land as environmentally important, have very minimal building development, and manage it as an environmental educational space for students and the community about environment, carbon capture, wildlife, perhaps small gardens, etc... That would be the best educational use of the property much more aligned with the mission of the university. Last, the survey questions here are inadequate to measure community input on the environmental and climate benefits of the property as open space. Please seriously consider my comments. Thank you.

Anonymous

1/21/2021 10:20 AM

The land requires up to \$99 million of boulder taxpayer work and will vastly degrade the traffic situation in SOBO. CU is a fair weather friend and was barely responsive to city/neighborhood complaints in the last 30 years. They are not obligated to do anything the city wants and it shows.

Anonymous

1/21/2021 01:33 PM

too many unknowns - and traffic concerns me alot

Anonymous

1/21/2021 02:00 PM

The proposed annexation and resultant development under State of Colorado legal discretion (not Boulder codes) would be a disaster to the community.

There are no plans or even studies of the added traffic jams to Hwy 36, Broadway and Hwy 93 that would result. The property is a gravel pit and a geological floodway. It is environmentally irresponsible to build on a known geological natural hazard. Adding a second CU campus at this site refutes any sensibilities in urban planning and claims that Boulder is governed as an environmentally responsible, sustainable city. CU Boulder has already peaked in attendance. There is no real need for a second campus in Boulder. We don't have a buildable location. Our Boulder council members would become nationally visible hypocrites, driven only by taxation greed. No city in California, Oregon or Washington would even consider such an unsustainable proposal at this time. I moved from California 29 years ago. This type of environmental and urban destruction is a thing of the past. What happened to Boulder? Our governance appears corrupt and disinterested in the will of the residents or our values.

Anonymous

1/21/2021 02:21 PM

I enjoy knowing that CU SOUTH , and pray that it stays stay virtually the same,,MANY TOO MANY CONSTANTLY USE THIS RECREATIONAL SITE, THANK YOU FOR THE DOG DUMPSTER, wE TRY TO BE VERY CONSCIENTIOUS,, I went to CU in the early 70s and have enjoyed Boulders trails for many decades, but taking CU south through a process that denies the public to see this is one of the last bastions of older wilder , and very serene setiing for dogs and humans is making me very angry as I have so enjoyed it as it is, The need for 400k people to die w/ this Horrific Covid virus only give more credence to a wild open space for hikers bikers runners and esp their dogs, We are very custodians of this special place and dont need the embattling that goes on w/ this city,,LEAVE THIS AREA AS IT IS SO WE CAN CONTINUE TO ENJOPY THE WIDE OPEN SPACES IT PROVIDES, THE TRAILS ARE FULL OF PEEPS W/ VARIUOS some on lease some off DOGS , NO FACE MASKS AND ALL THE FOLKS AT cu south have been very cordial and polite,,Visitirs at CU SOUTH need a place to recreat although and has lots of water etc,,Your input has been very CHANGEABLE AND DISHEARTENING IN ITS NON TRANDSPARENCY, i KNOW BOULDER IS EXPENSIVE BUT THIS IS ONE PLACE TO DEFEAT ALL THAT WE ARE ALL EQUALS, HERE,,please stop hiding the input and making it diffucult for us to see through your reasoning,,

Anonymous

1/21/2021 02:45 PM

Having additional student housing is something that CU Boulder should provide. However, the question of price (on campus housing is notoriously expensive) and location (it is far from the main campus) make me question whether there is not a better place (closer to main campus) to put additional housing. Furthermore, as one of the few wilder green space (there are lots of parks but they are very lawn heavy compared to less curated flora) I think leaving the space sparsely developed should be considered. The offering of a dog park and further recreational spaces doesn't address the value of the open, more natural space.

Anonymous

1/21/2021 02:46 PM

The university and city have not acted in a manner that considers the flood impact near Keewaydin Meadows and other nearby neighborhoods. This proposal would only serve to increase the potential for flooding in those

areas. Building cement "paths" and a large - 1100 unit residence would cause more damage. I don't trust the university to have the best interests of the city's residents in mind at all. With the pandemic I wonder how many students will ever want to return to a university setting on a full-time basis anyway. They are "donating" the land to get what they want - more building. It's a raw deal for the residents in the flood impacted areas of Southeast Boulder. Nope. Not in support at all.

Anonymous

1/21/2021 02:49 PM

Make it car-free! Get the city to allow the development of a wide and beautiful bike path that goes directly from CU south to main campus. Look at places like "Culdesac" for inspiration: <https://medium.com/culdesac/introducing-culdesac-3fbfe7c4219c>

Anonymous

1/21/2021 02:51 PM

The land is utilized well as is for walking, dog parks and wildlife areas. Building would destroy a great natural resource.

Anonymous

1/21/2021 02:55 PM

This is beautiful undeveloped land and more than 80 acres should be given to open space, also no high buildings! Don't make something hideous like more will-vill towers please!

Anonymous

1/21/2021 03:21 PM

I want to see a traffic congestion analysis and environmental survey. Will flood mitigation be enough to prevent flooding and damage?

Anonymous

1/21/2021 03:28 PM

i think it is key to preserve the natural beauty of this site and allow the public to use it freely. this seems at odds with it being primarily a housing area, to me, but perhaps it is possible.

Anonymous

1/21/2021 03:34 PM

The proposed community benefits do not include anything with regard to space's current usage as a dog-friendly area. What accommodations might be made to dog owners who use this space for dog-related activities? What consequences might some of these proposed "benefits" have to local wildlife? If the annexation is to pass, will Boulder residents have a say in what the are is used for?

Anonymous

1/21/2021 03:39 PM

I believe the majority of the development should be geared towards housing. Units should be priced below the market rate as most apartments and multi-family houses in the community (even those in disrepair) command \$1000/month per room or more. The cost of living in Boulder is pushing students into debt or causing them to choose a different university where living expenses are not as high. I would support the university going above the Boulder 3 story standard that caps most development in the city. Buildings with 8 stories offer the best mix of density and environmental sustainability. The university would definitely need bus transportation to both main campus and east campus to prevent excess parking lots. I believe it would also be wise for there to be a few "mixed use" buildings along a main road where the ground level could be dedicated to local restaurants and a coffee shop.

Anonymous

1/21/2021 03:46 PM

The entire thing is a travesty. CU stole this land from right under the city's nose back in '96 and now you'd have us believe it's a cooperative venture. It

will make south Boulder traffic a nightmare. It will destroy property values on the Tantra Park side of Table Mesa. Flood mitigation is a joke--the water that flooded our homes in 2013 in SoBo didn't come from Boulder Creek overflow. It came from the water table below rising into our basements. The whole thing sucks. Or blows, depending on your perspective.

Anonymous

1/21/2021 04:10 PM

I think the additional housing for CU faculty, staff and students is very important, especially considering the cost of living in Boulder and the difficulties with increasing density.

Anonymous

1/21/2021 04:19 PM

Feedback regarding housing use: cooperative housing units for university upperclass and grad students, and faculty/staff would be a great affordable housing option and should be encouraged as a civic engagement model of living. Feedback regarding recreational use: worries about the draw of bringing more people into the area via single occupancy vehicles, as the majority of dog owners and runners traveling to the site would most likely be single recreationists who may not live nearby.

Anonymous

1/21/2021 04:23 PM

This property should not be developed in the first place it should be condemned. CU should expand in South Denver where its needed and spare our town. If this property is developed it better be on stilts because its going to get demolished by flooding otherwise. If it ends up being housing it better be 100 percent permanently affordable and this has to be legally enforceable part of any agreement with CU.

Anonymous

1/21/2021 05:48 PM

I am against any buildings on the CU South property. Boulder is already crowded enough, traffic is getting worse and there is a high density.

Anonymous

1/21/2021 07:27 PM

There are benefits, but they come at too high a cost!

Anonymous

1/21/2021 07:35 PM

If the City owned this land, then all of the amenities are possible without the congestion housing (TBD is a problem) and the resulting roadway congestion, particularly on Table Mesa and Moorhead. There is already a sign at the stop light coming out of the property which suggests using Moorhead as the route to CU. If the City refuses to annex this property it is basically useless to CU.

Anonymous

1/21/2021 10:00 PM

Flood mitigation should be done without other construction.

Anonymous

1/22/2021 04:28 AM

I hope the University will primarily develop their section of this site for graduate student, faculty and staff housing, including potential ownership models that provide equity opportunities for these residents.

Anonymous

1/22/2021 06:49 AM

I appreciate that the current plan shows attention to the need for preserving open space and trails in this area. I continue to be concerned with the over-estimation of developable land. An increase in impermeable surfaces, parking and traffic, and population in this area without attention to the amenities that are needed feels disrespectful to the city planning that has historically

happened. We lived on Ingram Ct. directly adjacent to this site for 11 years and the increase in traffic and parking needs, as well as a decrease in basic amenities, was a huge problem. Thank you for hearing my feedback.

Anonymous

1/22/2021 07:24 AM

We visit there frequently because it feels wild and untouched. Don't fence it up! We like the wildlife and openness of the area

Anonymous

1/22/2021 07:53 AM

The community benefits to this are minimal, and this annexation plan is full of unknown risks to the community. Annexing 3/4 of the property could very well end up being harming to south Boulder and Boulder at large. The only benefit is getting flood mitigation, which is very important, but right now is coupled with development that would be unrestrained, the impacts of which have not been fully studied.

Anonymous

1/22/2021 08:32 AM

While flood mitigation, recreation facilities, campus housing, etc are all good things, I don't think that CU South should be used for these purposes. I think that other location should be found for them if they are so necessary.

Anonymous

1/22/2021 08:38 AM

Boulder desperately needs affordable housing for staff who receive no financial assistance or supplements to support our work in the area. Many staff members commute well over an hour a day just to get to work.

Anonymous

1/22/2021 09:12 AM

All these questions assume growth is good, but it is not. More people = more water demand, more trash, more electricity need, etc, etc. Environmental concerns must focus on the root cause: too many people.

Anonymous

1/22/2021 10:43 AM

As a CO native, this is a wonderful piece of property that doesn't need to be filled with MORE student housing and commercial real estate.

Anonymous

1/22/2021 10:52 AM

This is a special place to us and I don't want me and my dog to be constricted to an enclosed dog park. Dog Parks are not desirable because aggressive dogs and bad behavior dogs tend to go to them. I want to be able to walk around the property with my registered off-leash dog like I do every day. Thank you

Anonymous

1/22/2021 10:57 AM

I enjoy this area as open space and i think building in and around this hazardous flood area doesn't seem smart.

Anonymous

1/22/2021 11:05 AM

This questionnaire isn't a legitimate measure of public opinion. All you are trying to do is make a case about how great it will be to develop the area without addressing the noise, congestion and streets which are not designed for a huge development. You do not address how this affects wildlife. You do not actually proposed a clear plan - it feels more like you are trying to get support and then planning to do whatever you want to do that suits your needs. There is not a level of trust. I live here. I can tell you that once you stick in thousands of students and dorms and parking lots it will just look like any other city. What is Boulder if you keep paving everything over and increase sprawl? How big is this city? Why does the university have to get bigger? How will you handle all the traffic? Look at Belmar in Lakewood. Built thousands of apts in an area without the proper roads. It is a mess. I live in

Tantra Lake Apts right next to the open space. It is a sanctuary. When our complex is at full capacity the traffic is tricky. Unless you build some bridge to go over 36 or some sort of tunnel train under I can't for the life of my see how buses, cars and bikers will be able to go back and forth without creating an endless traffic snarl. Look, I know people need housing but stop and ask - when is enough enough? Some places aren't meant for sprawl. I grew up in a town with 70,000 people and we had a small community college. We stayed within our limits.

Anonymous

1/22/2021 11:20 AM

CU South is a wonderful community that gives so many people and dogs endless enjoyment. The bio diversity provided by the natural wetland environment cannot be preserved or replicated. Please keep this area free from further construction and allow the plants and animals to thrive in encumbered the Boulder community to continue to respectfully recreate on it.

Anonymous

1/22/2021 11:51 AM

Recreational facilities such as dog park and formal track should be on city land and cooperated with the school district instead of the university.

Anonymous

1/22/2021 12:42 PM

As a data scientist it is clear this is a biased questionnaire and not an effective means of gauging public support for or against this project. These survey results should not be used in any materials presented to the city or public.

Anonymous

1/22/2021 12:43 PM

This survey is skewed toward the benefits of CU developing the land. While the proposals may benefit the community in some ways the loss of open space is devastating. We need to be figuring out ways to build on existing developed land and leave our last remaining large swaths of open space untouched.

Anonymous

1/22/2021 12:45 PM

Boulder NEEDS more housing for students, faculty , and staff. This is a great opportunity to build some near to a major bus transit center. Flood mitigation is important and will be part of this plan. The people who don't want CU South built on are nimby-ist who see CU South as their private open space (with no rules so dogs run wild!). For active recreation, please add more playing fields!!!!

Anonymous

1/22/2021 01:08 PM

Make space for the wildlife! We don't need any more manicured parks. Let nature do what it's supposed to do. Don't waste water on grass. Safe the birds, foxes and other animals. Please?

Anonymous

1/22/2021 01:37 PM

C.U. has built too much housing in the city already. As a result, if there is a shift in habits such as online learning, it will have a dramatic effect on the housing market within the city. C.U. should not be allowed to build any additional housing in Boulder as their influence over the housing market is too significant at this point.

Anonymous

1/22/2021 02:24 PM

Although I work for CU, my view of the university is hardly through rose colored glasses. There are many cases in which I strongly disagree with their plans and priorities. However, I have a hard time understanding opposition to the proposed uses for CU South. As far as I can see it provides many great

Anonymous

1/22/2021 02:58 PM

benefits to the community and to the university, many of which overlap.

The only community benefits I see for this space are what it's currently being used for - unmanaged, free range access to open space, and open land available to mitigate any effects of future flooding in south Boulder.

Anonymous

1/22/2021 06:02 PM

please keep the open space open! if creating recreational facilities, consider grandfathering in local owners...

Anonymous

1/22/2021 06:59 PM

I love the idea of a dog park! I live in the Tantra Lake neighborhood and currently cannot use the CU South area as often as I would like to use it. There are so many dogs off leash that I cannot go out there without having dogs jump on me and approach my young children. I cannot take my own dogs to CU South because my dogs uncontrolled, off-leash dogs are always trying to approach my dogs and it is very anxiety-provoking to not know when an off-leash dog is going to run up on us. I live less than a quarter of a mile from CU South and I cannot use it with my family. The last time I took my dogs out, just a couple of weeks ago, a man yelled at me and my children for having our dogs on a leash and asking him to control his dogs to keep them from running toward my family and my dogs. We clearly need an actual dog park in this area where dogs can be off leash and still enable others to use this space! I am very in favor of having CU housing nearby, particularly for staff, faculty, and graduate students. The traffic into Boulder each day could be cut back significantly with 1,000 units to house CU students and employees. I am not concerned about traffic. CU has done a good job of providing bus transportation between campus and its housing communities (e.g., Williams Village). There are also easy bike trails between this area and campus. Having busses running people to and from campus from a housing area on CU South would decrease the number of cars coming into town each day. As for environmental concerns, having floodplain land given over to the city to add to the current open space south and east of CU South would be wonderful -- the area under consideration for turning into open space is one of the most beautiful parts of the CU South property. And, it would be a relief to finally move forward on flood mitigation and protect the 3,000 residents north of Table Mesa from life-threatening floods. All around, this annexation agreement strikes me as a very good approach with significant community benefit, as a city resident who owns a home in property adjacent to CU South, as someone who wants to see us reduce traffic into this area, and as a CU employee who is eager for more of my colleagues to have affordable housing in Boulder proper.

Anonymous

1/22/2021 08:34 PM

I fully support the maximum amount of housing to help with the housing crisis that Boulder faces. This particularly impacts younger folks, so additional student housing will be a big help.

Anonymous

1/23/2021 03:25 AM

Boulder south is terribly needed as space for faculty and researchers who cannot keep up with the market

Anonymous

This land should not be developed or minimal development - not 1100

1/23/2021 07:44 AM

student units or fire facilities, etc.

Anonymous

1/23/2021 08:08 AM

I strongly believe this land should not be developed at the scale that is being proposed. This should remain as much of flood plain and openspace as possible. development should focus on things that benefit the university and the city. tennis courts, soccer fields, frisbee golf, base ball fields could all be a good low impact use of this property.

Anonymous

1/23/2021 08:09 AM

I support recreation facilities, but not the dog park. Boulder already has many dog parks. CU should put in a futsal court.

Anonymous

1/23/2021 09:40 AM

Would like it if the housing only included minimal dining facilities. Would like the housing to be integrated in the community and support local businesses.

Anonymous

1/23/2021 10:29 AM

The housing is a benefit if it gets some kids off the hill. How about some low income housing for the IDD community where they can have day programs using the facilities and work on the campus.

Anonymous

1/23/2021 10:34 AM

my only concerns about the development of this property are the transportation impacts which have yet to be studied

Anonymous

1/23/2021 11:29 AM

This land should remain the de facto open space it already is. Adding more buildings and amenities in addition to the proposed housing makes the situation worse, not better. This land also serves as a gateway to Boulder. Williams Village already sticks out like pair of sore thumbs. Keeping CU South as open space presents a better entrance to the city. Last, the infrastructure requirements are massive. All new roads, water, electricity. It makes more sense to build additional housing in developed areas of town that have mass transit and bike lanes.

Anonymous

1/23/2021 12:17 PM

At present, land has no community benefit except as open space.

Anonymous

1/23/2021 12:33 PM

The land should not be used for any type of low income housing. The area has a lot already and also this low income housing has attributed to the increase of crime in the area.

Anonymous

1/23/2021 02:36 PM

Given the fairly sleepy community in the area, I fear many residents would resist the increased activity of college-aged individuals. However, I am in favor of any plans which increases the available housing resources in Boulder, and I would welcome a little more life in the neighborhood.

Anonymous

1/23/2021 05:36 PM

I'm not sure it's a site that should be developed at all, especially given past flooding. I would rather see flood mitigation and habitat restoration. Based on the Army Corps of Engineering studies and climate change projections it seems CU made a bad purchase of undevelopable land. If anything, they should make it open space, sports fields, outdoor labs, etc. Buildings seem like a terrible idea. I don't think the city should annex just so CU can do whatever they want and/or sell. It seems like a bad deal for the city too, who

are on the hook for utilities and services then. Just don't annex.

Anonymous

1/23/2021 05:46 PM

Thank you for polling the community and presenting this information in such an organized way

Anonymous

1/23/2021 06:04 PM

I am dishearted by Sam Weaver and city councils insistence on driving this through at the behest of CU. The elected officials that vote for this will have to answer to south boulder voters for this development of land that was originally envisioned and currently zoned as open space. The time for conversation of this space is now before generations of city residents will have to live with and under this decision.

Anonymous

1/24/2021 08:23 AM

This survey is completely directed to only looking at the few positive aspects of the overall proposal. It doesn't ask any questions about what the city should propose as far as the actual building of the site. The city should not agree to 1100 housing units. If housing is placed on some portion of this land it should be very low density. This area should remain as open as possible. The city should request the same height restrictions that are in place for building within the city limits. It sounds like CU will develop almost all of it with additional paving and finished infrastructure completely eradicating the open nature of the site as it exists today.

Anonymous

1/24/2021 08:55 AM

Building at CU South is a giant mistake. That area provides valuable open space for the people that live around it and building there will only make congestion and traffic at South Bo Road and 36 go from bad to terrible.

Anonymous

1/24/2021 03:39 PM

Existing walking trails provide a vital exercise venue for citizens and an offleash area for our dogs. Water access for the dogs is imperative. Boulder needs more such areas, not less. A dog park is far inferior to hiking opportunities, especially for those unable to partake of the beautiful hilly trails in the foothills. Please preserve as much offleash acreage as possible.

Anonymous

1/24/2021 03:47 PM

The land needs to be permeable surfaces designed for flood mitigations. Residential uses for large numbers cannot be supported by the negative impacts to the area regarding traffic.

Anonymous

1/24/2021 08:51 PM

Trails, tracks and other recreational facilities are only useful if there is access. For someone in the Frasier Meadows or Keewaydin neighborhoods if there is reasonable pedestrian access to them. At present they are walled off by major roads.

1/25/2021 09:50 AM

These questions don't really capture the significant loss of recreation space that will occur regardless of how many walking paths or dog parks are built. A dog park would be great in a vacuum, but what exists now is basically a 300 acre dog park. While I acknowledge that CU South existing in the state it has for so long has been an unexpected gift for the adjacent neighborhoods, I think it's better not to try to sugarcoat the loss of recreation space that's occurring here.

Anonymous

1/25/2021 10:49 AM

Spending \$25 million of storm water utility fees to make CU's gravel pit developable is not a community benefit.

Anonymous

1/25/2021 11:27 AM

the area around CU south should be upzoned by the city to allow greater housing density and neighborhood commercial and office space to take better use of the influx of students. make it a regional center with a pedestrianized street and low or no parking reqs.

Anonymous

1/25/2021 11:47 AM

The City of Boulder should acquire the entire property from the University if possible. If that is not possible then the City of Boulder should not approve any new development by CU on the property. Any CU growth should be done in the area of the main campus.

Anonymous

1/25/2021 01:18 PM

land for public safety sounds nice, but lets be honest -a fire station, equipped with state of the art trucks, trained firemen, etc., that is a significant expense.

Anonymous

1/25/2021 02:29 PM

None of the proposed community benefits individually or in aggregate outweigh the value and benefit of the property as it exists today.

Anonymous

1/25/2021 04:13 PM

The city should obtain, by whatever means necessary, the area of CU South that would provide the best flood mitigation possible for the most folks at the most reasonable cost. Letting CU drive the process with its nebulous future development need is not the best use of the land. Flood mitigation should not be the second benefit. The cost to taxpayers for this "donated" land will be many millions of dollars if CU is allowed to build in the floodplain. This is not a benefit. CU South is a fragile treasure and we are responsible for keeping it safe. If this is the location that will provide the most effective flood mitigation and keep folks safe then we are at the very least obliged to make sure that whatever land is not needed for the project is not disturbed.

Anonymous

1/25/2021 05:39 PM

The questions and statements are based on false information. This building will cost taxpayers. It will also be costly to the environment. This format of questioning is a very poor representation for statistical gathering and truthful fact/opinion gathering. I believe you are all aware of how misleading these questions are and how they lead one to ONE obvious answer, and this answer has nothing to do with the question nor opinion at had. I am gravely disappointed in this survey.

Anonymous

1/25/2021 06:53 PM

Housing is the number 1 issue and the University should definitely be allowed to develop more housing for students and staff. Students are currently competing in the housing market in Boulder and driving the costs up for everyone else because the University doesn't provide enough housing for its student population.

Anonymous

1/26/2021 07:55 AM

Please consider retaining or adding dirt recreation trails on the property

Anonymous

1/26/2021 09:55 AM

Questionnaire is biased

Anonymous

Of course I like public access and access to recreational facilities to be built

1/26/2021 01:17 PM

in the future, but not at the expense of the proposed ultimate use and development of this site. The large scale development does not belong in this location and the City of Boulder should do everything feasible to reject it. I have many concerns including the increased traffic in an area that is already congested most of the time. Use of the gateway to Boulder property should be for flood control/mitigation, open space, public trails and preservation of wildlife habitat.

Anonymous

1/26/2021 01:25 PM

I live very close to CU south, I used to go on walks there, but I no longer do. Why? Since CU south is not Boulder Open Space, people take their off leash dogs to CU South. Since I've been bitten by an off leash dog while hiking on Open Space (not CU south), I'm much more wary of dogs. At CU south, it's very common for dogs to come rushing up to me and jump on me, scaring me, so I no longer walk there. I mention this because moving the CU south land to CU and Open Space will give people like me more of an opportunity to visit and enjoy that land. However, I do enjoy when the Boulder Nordic Club grooms the trails for nordic skiing. I would be sad to see this go. Any way they could add a nordic ski area there? As it is now, and I can understand, CU south is mostly very popular with dog owners since the Open Space leash and voice control rules don't apply. Dog owners want to keep things as is. I'm ok with increasing density and providing more affordable housing. I hope the housing that CU would supply would be affordable to students!

Anonymous

1/26/2021 02:51 PM

My tepid response to housing on site: flood hazard is still large -- diminished but large. You did not ask, but now is the time to create access from South Campus to South Broadway, if not a full connection to Foothills.

Anonymous

1/26/2021 03:50 PM

I guess it is inevitable that the freedoms enjoyed by dog walker will be curtailed but I strongly hope that there remain some aspects of what make it such a one of a kind place to socialize dogs.

Anonymous

1/27/2021 07:41 AM

This land is adored by many as it is. Please do not develop even an acre of it.

Anonymous

1/27/2021 08:05 AM

These are the worst questions. Great job on biasing this survey toward development and giving citizens a false sense of feedback. Shameful

Anonymous

1/27/2021 08:17 AM

This survey is strangely setup, asking me if annexed land donations are good for certain things. Of course if the land is annexed by CU we would want areas for recreation and safety facilities. That's how you salvage what is trying to be ruined. Where is the question if this annexation should even be happening in the first place? CU is big enough. Don't expand.

Anonymous

1/27/2021 08:32 AM

It seems you are trying to make this sound like a benefit to the community when it will only increase traffic in South Boulder which is the main way into the city, and a choke point of all ways out of the city.

Anonymous

1/27/2021 08:35 AM

Stop ----- growing you ----, bad enough we can't open business normally cause students keep spreading covid but now in your fathomless

greed you want to build and bring more cash cows, i mean students into the already crowded cluster ----. Get the hell out of here with your BS it's for the community"

Anonymous

1/27/2021 08:43 AM

Wow, amazing that this survey doesn't mention the benefits of doing a land swap between the university and the city, and seems to assumes that developing CU south is a foreign conclusion

Anonymous

1/27/2021 08:43 AM

Do not want the loss of vital open space around the city of Boulder, nor the increase in traffic that Boulder roads cannot deal with.

Anonymous

1/27/2021 09:02 AM

This survey is INCREDIBLY misleading and I am disappointed in the City of Boulder for a survey phrased in such a way it could be considered propaganda. You're better than that Boulder. The cost to the city for this effort is astronomical (and not mentioned/correctly represented here) and the environmental impacts of developing on this open land are undeniable. While I understand this is legally CU's land but it has been open space for so long that development there should not be something Boulder should allow. Yes, I get you are going to build some flood mitigation but development will offset the value of that, flood mitigation ALONE, without development in this space is the right decision. You're better than this Boulder. I moved here because you protect land & understand the environmental impacts of development. Please don't allow development on this flood prone land. Find another piece of land that is not a flood zone and allow CU to develop there instead.

Anonymous

1/27/2021 09:18 AM

This area should remain as open space / community use, and not be developed

Anonymous

1/27/2021 09:21 AM

I am concerned about how traffic in and out of the area will be managed

Anonymous

1/27/2021 09:22 AM

This is a bad idea. CU is big enough already. They need to work with the campus buildings they already have. Invest in improving the existing campus rather than making it bigger. This will cause massive traffic and disruption to the surrounding neighborhoods. There is no "community benefit" to doing this. It only benefits CU.

Anonymous

1/27/2021 09:23 AM

Please consider the impact to Table Mesa Dr. if thousands of students are added nearby. That street is poorly designed in the first place, with no bus lanes, few left-turn lanes, and only a few lights at actual intersections. It only takes a bus stop and someone trying to turn left to bring a complete halt to the morning traffic. The intersection of Table Mesa Dr. and Broadway will also become an issue as more traffic will be stuck in the tiny right-turn lane onto Broadway. Don't let CU strongarm the City into making bad decisions.

Anonymous

1/27/2021 09:24 AM

(I am a CU staff member, not a student) Increased housing for CU students is absolutely necessary. Limited development of medium and high density housing around CU Main Campus is necessary to maintain the character of Boulder as a city, however increasing demand for student housing means

increasing rents and pricing out of vulnerable community members. The CU south development can mitigate some of this economic stress by housing students and hopefully bringing the rental market back down from it's bubble and making it more affordable to families and young professionals who don't make \$100,000+/yr.

Anonymous

1/27/2021 09:26 AM

Taken at face value the way the questions are phrased all of them appear to propose something beneficial to the community. The issue that isn't explicitly addressed by these questions is the impact on the Martin Acres and Table Mesa areas of town by traffic congestion and other ancillary aspects that will result from the development of the property by CU. Trying to ameliorate those concerns of people living nearby with the suggestion that CU has no immediate plans to develop CU South seems purposely misleading and an obvious attempt to obfuscate the long term impact of any annexation agreement.

Anonymous

1/27/2021 09:38 AM

As a community, we are sick of the City of Boulder caving constantly to CU. As a member of said community, I don't trust a damn thing CU wants to do. They are a business, plain and simple, and like most corporations in the US these days, they want our tax dollars because they cannot pay for this on their own. South Boulder doesn't need more traffic, and CU doesn't need any more of my damn money. Their incompetence caused an explosion in COVID that personally affected so many people I know, including deaths. Throw in the general rape problem that CU has and refuses to acknowledge or do anything about, and well.... screw this. I don't want another cent of my money going to this "public" institution that just wants to fleece people, same as a Walmart.

Anonymous

1/27/2021 10:08 AM

Boulder needs more of everything (housing, recreational space, essential services). Let's do it

Anonymous

1/27/2021 10:21 AM

This plan is so good that it's absurd that there is any opposition. The flood-impacted areas need to be protected ASAP! Ensuring the safety of residents is so important that all other considerations pale in comparison. That fact that this plan also adds badly-needed university housing and several other amenities for south Boulder residents just adds to the appeal. Approve this plan immediately!

Anonymous

1/27/2021 10:31 AM

This a completely biased attempt to whitewash this project and its overall very negative effects on the community and surrounding area. This is a benefit ONLY to the university which comes at the expense to the existing community and tax payers. Enough of building and expanding everywhere possible. Infrastructure is already at capacity!

Anonymous

1/27/2021 11:07 AM

As a graduate student who has had to move out of Boulder because my landlord raised the rent, I think building more grad housing is one of the best possible uses of this land! Thank you!

Anonymous

1/27/2021 01:41 PM

Strongly support CU's vision for the land. It is their land and they should be able to develop it as they want. I am absolutely sick of locals stopping

development so that every empty lot can be their private dog park.

Anonymous

1/27/2021 02:34 PM

This is ridiculous and will change the entire look of our beautiful city.

Anonymous

1/27/2021 08:26 PM

The benefits seem to be exaggerated. Nothing that CU allows will compare to the existing open space. The proposed 'donation' of land for a fire station is a net loser for South Boulder because it would REPLACE an existing, more critically located one. Student housing located so far from campus would be detrimental and counter productive for our climate goals.

Anonymous

1/28/2021 07:17 AM

CU is not forthcoming with its plan. This is not truthful on CU's part. CU has long term plans for development: 50 years even 100 years. CU has proved to be a poor neighbor to Boulder: the way the property was purchased in the first place, untruthful with revealing its plan, poor management of COVID, etc. I see the fire station as benefiting CU as it builds out there. The city has no need of a fire station out there until CU builds out there. I see no advantage to bringing city services out to the property. It is great as is. Even if CU closes public access as punishment (not so neighborly). It is already a flood conveyance zone, wetland habitat, and helps the city with its climate goals; It does not develop new areas (buildings to heat and cool) and will encourage CU to increase density if it truly needs more space.

Anonymous

1/28/2021 07:56 AM

Flood mitigation may not be possible, as an extreme event may overwhelm whatever is constructed. The mostly vacant CU South is heavily used for recreation today and I suggest most of that use should continue. The existing path along the top of the dike is nice, but I expect one could put a path through some of the "flood prone" zones, too. I am concerned about the number of additional housing units (and resulting traffic) that could result. I believe it is fair for the City to negotiate the number of units and whether some could be made more "affordable" and available for general Boulder residents (not just folks affiliated with CU). The resulting additional traffic could be a real problem, such that alternative transit options (or even a cap on the number of vehicles) should be front and center in discussions.

Anonymous

1/28/2021 03:11 PM

Two issues must be thoroughly researched before annexation moves forward: Can flood mitigation really be viable under the higher flood probabilities associated with climate change? Secondly, habitat loss is the number one reason for the decline of wild and indigenous species in Colorado and this property would impact those species in a major way. Do we want to lose more of our wild animal population to a questionable development?

Anonymous

1/28/2021 07:49 PM

Gee Thanks for all the "benefits". What a delightful survey this is. Please don't build thousands of housing units and CU buildings on top of a floodplain in my backyard.

Anonymous

1/28/2021 08:18 PM

The top need is for flood mitigation - so as long as the plan for flood mitigation is recommended by experts, it is the right way to go.

Anonymous

1/28/2021 09:04 PM

As a long term resident of Boulder who lives in South Boulder this is an area that I use almost every day to walk and look at the beautiful backdrop of the Flatirons. I use this space more than any other outdoor space in Boulder so please do what you can to preserve it. If the City has any funding to acquire more open space this is an area that I would like the City to attempt to purchase. I know the university has alot of money and may be very difficult to negotiate with on this land but I feel it is one of the most valuable pieces of property the City could acquire. It is the first you see when you come into Boulder and it disturbs me to think it will become an entrance into Boulder that only highlights CU-Boulder and the amazing view and trails will be gone. Everyday when I walk this area I see hundreds of people also walking. I really think it is used as much if not more than most open spaces that the City currently own (with the exception of Chataqua). I also do not agree that I as a taxpayers should be paying for CU to develop this land. It almost encourages and promotes it and is a develop I do not want nor want to encourage by helping to fund it in ANY way. I pay taxes to the City and I do not want my tax dollars used to fund this! Lastly, I keep hearing that the City will be getting some land in exchange for helping with mitigation. It again seems like we are paying for something CU wants and instead of the City dictate what they will allow. It also seems that a small amount of land that CU will give in the City in the for what we will be paying to help the area get developed. I worry the CU will City the undesirable land that is near the highway. I am not impressed to hear that the City thinks a dog park will replace what we will lose. I want to walk on trails in nature and walking thru connected path between CU housing is not even a place I will go to anymore. My decision to not go there anymore would be in part because I will be so sickened by what used to be there that it will only serve as a reminder of what the City lost and did not try hard to preserve for it's citizens now and the years to come. I will be so disheartened in disappointed with the City and my counsel representatives if they do nothing to change the plans for this amazing land for current and future citizens of Boulder! Please try to find the funds and negotiate with CU. If it is non-negotiable it's time the City get creative find ways to protect this land.

Anonymous

1/29/2021 05:37 AM

Don't allow it!

Anonymous

1/29/2021 12:10 PM

This annexation proposal appears to show a substantial net financial loss to the city of Boulder. CU should not ask the city to buy back annexed land for open space , fire station, or flood protection. There are dozens of undetermined or vague promises and many areas of disagreement by city staff. Transportation impacts are not mitigated. The city efforts seem to be totally overwhelmed by the university 's unwillingness to compromise and provide adequate transparency of what they will or not do in the future. No annexation should be approved until firm site plans are submitted and a comprehensive EIS is performed on the total project, not piecemeal portions. If annexation takes place what enforcement is available if plans and promises

are broken? What benefits accrue to the city and neighborhoods if traffic increases from 2800 -3500 CU students and personnel? What about increase police and fire protection not provided by CU? The documents provided to us by CU and the city do not adequately describe how these and other negative spillovers will be addressed over time. All the earthfill that CU proposes to bring on site will decrease the capacity of the flood retention area further threatening downstream Boulder lives and properties. I suggest that CU population growth does not make Boulder a better community nor does the addition of a thousand students make CU an institution of higher quality. But if it does increasing density on the east campus and Williams Village campus would be better alternatives than building on old gravel pits 15 feet below the South Boulder Creek flood levels. Or a 300acre site north of Jay road out of any flood plain, with few if any access or neighborhood problems. That site should receive very serious consideration by the city in collaboration with CU. Then CU could sell their gravel mined property to Boulder County and Boulder City for open spacewith the safest flood protection anywhere in the region. I look forward to any responses you wish to offer. Spense Havlick 303 494 0664

Anonymous

1/29/2021 02:44 PM

The annexation must be separated from the flood mitigation work. Also, the annexation discussions should be postponed until CU provides its development plan.

Anonymous

1/29/2021 03:38 PM

This is not a survey. It is a joke. Once again the city offers a survey that is completely biased towards the decision they favor. Does the ethics of this escape you? We are against the cu south plan. Housing 1100 people and an unknown number of buildings in the flood plain is not a good idea. Annexation should not proceed without a detailed plan and contract. And the city should not pay to make this happen. Cu is not "donating " the land it is selling it and we don't know the full price.

Anonymous

1/30/2021 09:09 AM

The area already has existing recreational opportunities so this is no net gain to residents. The area is poorly suited for housing due to flood risk from South Boulder Creek and existing mining activity. Existing traffic volumes on Table Mesa and Broadway are already at full capacity and neither street can be widened. The 1,100 "Units" will compound traffic pressures on Table Mesa and Broadway; resulting, in overflow of cars onto residential streets such as: Moorhead and Martin Drive. All in all it is just not a good idea.

Anonymous

1/30/2021 10:48 AM

I do not favor annexing the cu south property So I cannot condone any community benefits since the entire property is detrimental to the peace and quiet of majestic heights where I live In today's newspaper CU is facing a nugget short fall. Covid 19 has shown that universities do not a much real estate as previously used since many competitors to CU have on line presence and students can take courses anywhere they live. There traffic on table Mesa drive pre Covid was extremely crowded, if CU south is built the the poorly designed table Mesa drive cannot handle thousands of new cars trucks. In the 1980 s there was a proposal to redevelop table Mesa drive but it never happened. I can't see adding new traffic without redeveloping table

Mesa drive otherwise with CU south it will e a nightmare. I read there is no provision in housing at CU south for affordable housing. Raising the ground level of CU south for development will cause the nex flood of south boulder creek to spill over into Fraiser housing and majestic height like it did in 2013 These above reasons are why I oppose annexingCU south and leaving the property as is. I would be in favor of a land swap as a solution to the CU SOUTH ANNEXATION.

Anonymous

1/30/2021 11:43 AM

The community already benefits hugely from CU South as an open space area. Developing this area, in my opinion, would result in an asset being lost rather than improved.

Anonymous

2/01/2021 02:54 PM

I do not see community benefits with proposed development plans at this time

Anonymous

2/01/2021 03:20 PM

These are "motherhood and apple pie" topics that no-one could disagree with---except if they are to be implemented specifically at CU-South in annexation. None of these topics would be of public benefit if implemented on this site. Therefore, these are fake choices and constitute misleading questions.

Anonymous

2/02/2021 09:03 AM

is this annexation to the city in exchange for the city bringing any city services to cu south ?

Anonymous

2/03/2021 09:26 AM

There has been a lot of right that is longstanding for this land. I think this is a good compromise, though, of course, development will happen.

Anonymous

2/03/2021 07:42 PM

Downstream surface water in the Highway 157 corridor during the flood corridor was dynamic. The ground water flooding was extreme and invasive, as compared to the FEMA study in years prior, this caught all homeowners downstream off-guard. It is difficult to see how a dam along Highway 36 and its detention capability will not potentially inundate the groundwater table during another flood event.

Anonymous

2/04/2021 07:04 AM

Flood mitigation is the highest priority and we appreciate the inclusion of it in this annexation plan

Anonymous

2/04/2021 08:40 AM

I would particularly appreciate an off-leash dog park area. CU South is a great place to take my dog (I live nearby, and I like to go running at CU South with my dog).

Anonymous

2/04/2021 08:45 AM

Flood mitigation and ecologic preservation are highest priority to me.

Anonymous

2/04/2021 10:00 AM

If the city has to pay for water, land fill, etc., the city should condemn the property and give CU land somewhere else for development at CU's expense.

Anonymous

February 4, 2021 Dear Council, I am writing to express my strong opposition

2/04/2021 10:50 AM

to the proposed annexation of CU South by CU Boulder, which would further degrade an already fragile quality of life in the adjoining neighborhoods of Table Mesa, Majestic Heights, Tantra, and Martin Acres, and encroach on the natural beauty and open space that Boulder has long advocated to preserve. As a native of Boulder, I have witnessed the extreme growth and overdevelopment of CU's main campus, in the last 40 years, as the administration has worked at a frenetic pace, like Pac-Man to gobble up nearly every available inch of greenspace on its 313-acre main campus with ginormous building after ginormous building accessorized by ginormous parking lots to accommodate student traffic and athletic events. In its race to commodify and amenitize the university the administration has failed to seek or strike a balance between growth and development and what is reasonably sustainable for itself and the community writ-large. Boulder resident Jan Trussell, who lives in the Martin Acres neighborhood, laid out a thorough and sound argument why Council must reject CU South (Daily Camera, Guest Commentary, Jan. 9, 2021). I will try not to rehash her remarks but add the following points, which cannot be disputed, based on the realities of our economy and the current public health emergency: If we've learned anything from the pandemic it is that the current model for institutions of higher education will need to be more nimble and malleable, moving forward. According to EducationData.Org more students are foregoing four-year college institutions, with enrollment peaking in 2010. Some combination of in person and remote learning will likely be the new normal for many public and private colleges, universities and community colleges as budgets contract, enrollment continues to decline, and students way the costs, including student debt, versus return on investment. Approximately 74 percent of all undergraduates are "nontraditional" students. Meaning they're not 18-year-old social butterflies seeking to spread their wings outside the watchful eyes of their parents through a 20th century-style college experience filled with partying, drinking, attending weekend football games, and hanging out on the Hill. They're more likely to be financially independent, have children, and hold a full or part-time job. There are too many existing vacant rental properties, both residential and commercial, in Boulder for lease, sale, sit vacant, may soon be vacated or never inhabited, given the present state of the economy (WeWork, Google and its existing and former offices, as well as the Peloton, Two Nine North, the ginormous luxury developments on Pearl and 30th Streets, and a cluster of vacant office parks on Valmont, immediately spring to mind). With a little imagination and ingenuity the university could repurpose and rehab these sites to meet their needs, including to create affordable housing. Naropa University serves as a model for how an organization, regardless of size, can efficiently manage growth, with little to no disturbance to the community writ-large, environment, and infrastructure of our city. Even as a new administration that believes in science is working diligently to distribute vaccines, students – whether self-supporting or supported by parents – will continue wrestle with the financial and psychological impacts of the virus for the foreseeable future. This will lead many to attend school closer to home (90 % of CU's student population

comes from out of state. Including international students, an aggregate that many public institutions depend on to pay full tuition. International students may also be hesitant to return to the United States, at least in the immediate future, based on COVID-related travel restrictions and any general concern they may harbor for their personal safety and security following the far-right white extremists attacks on the United States Capitol last month. As white nationalists and supremacists are the No. 1 domestic terror threat to the country. Finally, there is NO community benefit to CU South for the residents of Boulder that do not already exist because of the pre-planning and thought of our forebearers with regard to open space, building height and density: Boulder has three state-of-the art recreational facilities that are supported by taxpayer dollars, which are available to the public for year-round use. Boulder also has a YMCA, an abundance of private gyms and yoga studios and, at least, two wholly adequate dog parks; and the running tracks at Fairview and Boulder High have always been accessible to the public. What do these facts add up to? That there is no logical, environmental, sustainable or communal need for CU South. If CU wants to be a good neighbor to the community of Boulder then it will need to modify and adjust the institution to meet the needs of a changing environment. In other words, be a solution not part of the ongoing problem. I implore you not to feed the beast and reject the proposed annexation. I have read numerous letters to the editor and guest commentaries in the Daily Camera, during the many years this proposal has been discussed and having talked to neighbors and friends I know my opinions are shared by those in our community.

Jennifer E. Mabry South Boulder resident

Anonymous

2/04/2021 11:53 AM

More housing would be a tremendous benefit! Making Boulder more affordable, reducing the number of people commuting in each day, while also maintaining some open space and recreational opportunities is awesome

Anonymous

2/04/2021 01:16 PM

The proposal seems like a great use of this land and will not negatively impact the city.

Anonymous

2/05/2021 10:59 AM

If the housing provided by the University is affordable for all residents, it offers a HUGE benefit to the city. We have a burning need to attract and retain marginalized community members to both the University and the city.

Anonymous

2/05/2021 12:18 PM

I think the 80 acres for flood mitigation will be basically nullified by development including buildings, streets, sidewalks on the remaining area. This is NOT the place for a campus extension. That area should be left entirely for flood mitigation and undeveloped open space.

Anonymous

2/06/2021 07:19 AM

Filling in one area will dirt will cause flooding and poor drainage. Where will the displaced water go? Further east?

Anonymous

2/06/2021 07:47 AM

Flood mitigation is a fool's errand. Whatever mitigation we would do would be breached eventually. Other places in Boulder flooded in 2013, but are we building big berms to try and prevent flooding there? What would Gilbert White recommend? "White argued that an overreliance on structural works in

the United States had actually increased damage by flooding, rather than decreasing them. He argued famously in this work – deemed by several commentators to be the most important contribution made by a geographer in 20th-century North America (Hinshaw 2006, Kates 2007) – that "Floods are an act of God, but flood losses are largely an act of man". Public confidence in structural works increased occupancy of, and building on floodplains. Design standards are sometimes inappropriate, and overconfidence develops, resulting in worse disasters if a flood breaches defences."

Anonymous

2/06/2021 10:58 AM

The cost of infill on a flood plain solely for the benefit of CU South (let's face it, the school will benefit by having us tax payers pay those development costs) with little benefit to us and all benefit to CU double expansion plans.

Anonymous

2/07/2021 11:38 AM

I do not support building on this land. Boulder has lost its charm as it continues to expand. Building on this land would take away so much of what boulder actually represents - wild life refuge, open space, community building, land preservation. The traffic in and out would affect residents in south boulder.

Anonymous

2/07/2021 11:47 PM

The greatest community benefit could be to relocate CU plans to an area that is not so compromised by flood waters. South Boulder Creek became a raging river in the flood of 2013 and spilled over the banks almost reaching down into the excavation area of the former quarry. Can the proposed area really sustain this type of development?

Anonymous

2/08/2021 08:28 AM

This survey doesn't address the issues. Those are all wonderful ideals in theory, but aren't really relevant to this beautiful parcel of land. CU South should remain open space. Developing anything on this property would only contribute more traffic to our already overburdened streets. I've lived on Chambers Drive for 21 years and over that time period, both Broadway and Table Mesa have become increasingly, severely impacted by more traffic than the neighborhood and streets can serve. Traffic aside, CU South is a wonderful asset to the city with its wetlands & diverse wildlife. Please do the land swap with the parcel in North Boulder.

Anonymous

2/08/2021 10:13 AM

The city should not impose their will with no financial ramifications on the University's needs for the land. If the city or county needs access or control, fair compensation needs to be paid to the owner, whether the University or private citizens.

Anonymous

2/08/2021 10:45 AM

I am concerned about excess traffic on Table Mesa Drive, particularly at the intersection of the Table Mesa, the exit ramp from east bound US 36 and the present access road to the site. Now it is very difficult to make a left hand turn on to Table Mesa Drive during the day, and difficult to make a left hand turn off of Table Mesa Drive without causing major traffic backups.

Anonymous

2/08/2021 10:56 AM

Regarding hiking/walking and biking trails, I hope CU will keep them semi-wild, rather than paved, "sidewalk" style trails...which are not trails at all. It will be of no benefit if it turns into a typical "city park" style space. In addition, I hope CU honors the commitment to make recreation facilities available to the public. I have been a student, a post-doc, and staff member at CU for

nearly a decade, and I have never been allowed to use the tennis courts currently there--it is really grating to have paid years of students fees and tuition and not be allowed to use the usually-empty resources the university reserves for a privileged few. Finally, I hope that any housing is significantly mixed between staff, faculty, and student housing--housing of single communities (namely students, including grad students) turns into a mad house. Moreover, if too high a proportion is students, faculty and staff (and some grad students) will not want to live there. Please commit to creating the environment (through building design, messaging, expectation-setting, and infrastructure) necessary to create a community that is inclusive, adult, close-knit, aligned with public transportation resources, tied in to the rest of the community, and with a feel of permanency--rather than another "Hill" or East Campus. Please don't ruin South Boulder for the rest of us!

Anonymous

2/08/2021 11:17 AM

This plan provides affordable housing for Boulder Community workers, students, and provide existing residents with new rec and community resources. A win-win-win in my books.

Anonymous

2/08/2021 05:35 PM

(1) The benefits need to be weighed against the benefits of the current space. The current space already provides the recreation benefits. (2) Flood mitigation is a separate issue from CU development. If we need flood mitigation, we should do it. (3) How will 1000+ new people commute to and from main campus every day?

Anonymous

2/08/2021 08:55 PM

The land is most valuable to the community as undeveloped natural space that is easily accessible.

Anonymous

2/08/2021 09:54 PM

I recommend that dedicated, lighted pickleball courts be considered as a facility option at CU South.

Anonymous

2/09/2021 08:26 AM

It would be a huge benefit to the community at large if CU would include a dedicated, outdoor, lighted pickleball complex that is accessible to community members (not just CU students). Pickleball is the fastest growing sport in the U.S. and one that maintains health and builds tremendous community among players. Pickleball serves all age groups but is especially popular among older adults, so this would be a way for CU to demonstrate good will toward this important and growing demographic. At this time, Boulder does not have enough pickleball courts to meet the demand and anticipated growth.

Anonymous

2/09/2021 02:36 PM

The biggest benefit would be to use as much of that land as is necessary to ensure flood protection to the neighborhoods downstream, especially if 500 year flood protection could be provided.

Anonymous

2/09/2021 02:38 PM

The city should not annex the property and should not provide water or other utilities to the site.

Anonymous

2/09/2021 02:48 PM

Maximize flood mitigation.

Anonymous

2/09/2021 03:01 PM

This site is too far from the main campus for most students or faculty to bike or walk; 1000s of cars/buses and parking lots would alter the south Boulder area. Why not infill open spaces on the main CU campus and the huge area owned by CU directly east of campus - near Foothills?

Anonymous

2/09/2021 03:05 PM

Cu should not be allowed to build on the floodplain.

Anonymous

2/09/2021 03:31 PM

It seems like the university will push for, and get, whatever they want regardless of the negative impacts to the City of Boulder. They perform a lot of lip service, but they are not true partners. This was purchased as a old gravel mine. Their aspirations for development are greedy.

Anonymous

2/09/2021 04:09 PM

Most city annexations require 50 % of proposed housing to be permanently affordable. This agreement should also do that. It is inequitable for low income faculty and staff to not benefit from housing on this site. City annexations often require both permanently affordable housing and dedication of natural areas for open space or flood plain preservation.

Anonymous

2/09/2021 05:49 PM

The University needs to let this controversial property go. It is not a safe, cost efficient parcel of land. The fire department on Darley is sufficient. We do not need to annex this area for development. CU does NOT follow city guidelines and this is dangerous to enable more land to CU to exploit.

Anonymous

2/09/2021 07:10 PM

Flood mitigation is the primary consideration for the use of this land.

Anonymous

2/09/2021 07:44 PM

The building heights shouldn't exceed 3 stories.

Anonymous

2/09/2021 08:03 PM

I'd prefer to see the entire site used for flood mitigation and open space.

Anonymous

2/09/2021 09:31 PM

I love the time I get to spend on the CU South property. I love seeing the different birds, listening to the frogs in the spring, and meeting up with others sharing the trail. I am grateful CU has let us use the property. Ultimately, I do feel it is their property to do with as they wish.

Anonymous

2/09/2021 10:23 PM

Housing will provide less stress on the University Hill area.

Anonymous

2/10/2021 06:17 AM

20% of my property taxes are for fire rescue. They are out of control.

Anonymous

2/10/2021 11:45 AM

I live nearby in the Hyview neighborhood. I am not opposed in theory to this development, and think with the right planning, we can create something really great for our community and for CU's future. But I am very concerned about the development plans, especially for housing near our neighborhood. I

want to see very strict height restrictions so we aren't looking at a building every time we look east. And I would like to ensure that traffic is not routed through our neighborhood, which currently has no through-access roads west to east and can only be accessed on Ludlow and Chambers. Thank you.

Anonymous

2/10/2021 12:02 PM

The community would love a Disc Golf Course! There is a growing community for the sport and it is low cost, low maintenance, and promotes CU Boulders mission of being healthy and outside

Anonymous

2/10/2021 12:07 PM

Preserving community access to this area is important

Anonymous

2/10/2021 12:31 PM

This survey does not balance questions about community benefits vs community impacts. The addition of 1100 housing units in South Boulder will have major impacts on the community in south Boulder.

Anonymous

2/11/2021 08:37 AM

The questions do not address the costs and/or impacts of the proposed development on the adjacent neighborhoods, the impacts to the transportation system and how any necessary infrastructure will be paid for, consistency with city climate change goals, etc.

Anonymous

2/11/2021 08:43 AM

I hope that there will be a plan to allow continued access for groomed nordic skiing during the winter!

Anonymous

2/11/2021 08:44 AM

No annexation!

Anonymous

2/11/2021 08:46 AM

Make NO concessions on building height and if possible limit the building height to 3 stories as part of negotiations. Mandate that 50% or more of all housing be affordable/middle class.

Anonymous

2/11/2021 08:48 AM

I am very concerned about development of CU South and not preserving the wetlands area both keeping in mind prime habitat for bird and animal species and also an important flood mitigation area. Keeping only 30 acres out of the 300+ seems low given the extensive wetlands that the area covers. I would want to see an environmental impact assessment of any type of development.

Anonymous

2/11/2021 08:48 AM

This is a perfect location for badly needed university housing, in particular for young families. It is within walking distance of CU and has good bicycle access as well as bus access, unlike other sites some people seem to be proposing. There would not be a huge impact on traffic within Boulder

Anonymous

2/11/2021 08:49 AM

A transportation (roadway) connection between Hwy 93 and Foothills would help with connectivity and offset some of the traffic impacts from CU through the city and should be included in the plan.

Anonymous

2/11/2021 08:57 AM

I believe this questionnaire is flawed. I am answering "strongly disagree" because this appears to be based upon the premise that the deal is done and annexation will occur. You are asking what benefits the city may obtain from CU to make the decision more palatable. This is disingenuous at best. I was

one of a few homes that actually abutted the proposed development (4844 W. Moorhead Circle). I sold this home (though remain in SOBO) last summer. I grew tired of the uncertainty - and then, sadly, the certainty that CU would develop. The city will do what the university wants; and that's just plain sad for the residents of SOBO.

Anonymous

2/11/2021 09:08 AM

So much depends on other factors- how much cost is to be picked up by the city, what sort of housing(how about a net zero project for faculty), what will be the effect on the current ecology of the area - I realize it is an abandon sand/gravel mine with much of the land quite disturbed but there are lots of species who make a home there now...

Tarim

2/11/2021 09:15 AM

I am generally in favor of the proposed annexation and community benefits. My primary concerns are preserving open space and access to open space, and mitigating traffic problems resulting from the added housing.

Anonymous

2/11/2021 09:30 AM

open space conservation and access are essential community benefits

Anonymous

2/11/2021 10:13 AM

These questions do not address the real issues. Of course these things are a must if the annexation happens, but they are not a good enough reason for the annexation to happen.

Anonymous

2/11/2021 10:50 AM

Thank you for your diligent work on this project.

Anonymous

2/11/2021 11:06 AM

The city has massive open space holdings. It does not seem critical to fold this area into that portfolio of real estate unless there is benefit beyond open space.

Anonymous

2/11/2021 11:23 AM

This area of Boulder is already congested and we don't need more building or housing in the area. Traffic is already terrible and the land being used as open space is the best option going forward. Do we really want everything coming into Boulder to be built up like this? No open space at all on the south end? Why wouldn't we disperse the congestion by having the campus on the the north end of Boulder to mitigate these issues? That area is beautiful naturally and would be destroyed by CU building a huge campus over there and flooding our streets with more people in an area that's already flooded. Boulder needs to diversify the area and have CU build a campus on the north end of Boulder, so that the city is more evenly dispersed. Leave CU South as open space and do a land swap with the north end of Boulder!

Anonymous

2/11/2021 11:50 AM

Any development of the CU South property will cause increased traffic, loss of undeveloped land and habitat and noise. There are no benefits offered that will offset the losses.

Anonymous

2/11/2021 12:01 PM

The greatest community benefit would be not to annex the land at all.

Anonymous

The increase in population and traffic is NOT a good benefit to the

2/11/2021 12:29 PM

community. CU is NO LONGER a good benefit to the community.

Anonymous

2/11/2021 12:47 PM

There shouldn't be any buildings on that land. It should all be used for flood mitigation.

Anonymous

2/11/2021 01:11 PM

we don't need fancy dog parks and paved walking trails. we already have those elsewhere. we want more nearby undeveloped space where we can let dogs run! we don't need another 1000 students driving from their fancy dorm rooms across town to jam up parking lots for class in between keggers. we don't need a lot of new asphalt and concrete to induce urban heat island effects. we need to preserve open space with nothing on it!!! the community does not benefit from a big new manicured paved campus area where now we have weeds, flowers and ponds

Anonymous

2/11/2021 01:39 PM

Development in this flood zone is a really bad idea. The whole site should be used for flood mitigation. If CU will not use the land for flood mitigation, then the city should refuse to annex the land and refuse to furnish water and other utilities.

Anonymous

2/11/2021 02:09 PM

Housing is very, very important, and thus the biggest community benefit. Let's stop discounting the fact that the building of housing is the biggest thing that affects prices.

Anonymous

2/11/2021 02:53 PM

This survey is a push-poll and has nothing to do with the actual plan and leverage CU has over the City. Bad deal all the way around. Do not give CU access to Boulder utilities

Anonymous

2/11/2021 03:33 PM

I have no major objection to working with CU on this subject; however, paying millions to raise CU's property out of the flood plain doesn't work for me. If the city needs some of the land for flood mitigation buy it from CU. Use eminent domain if necessary. Planning for only a 100-year flood is inadequate given today's climate situation. Doing flood mitigation for a 100-year flood and then paying to raise CU's property out of the 500-year flood plain also seems at best inconsistent. CU really seems to be getting the best of this entire process (and right from the initial purchase).

Anonymous

2/11/2021 03:52 PM

Safety for the community with flood mitigation should be the paramount concern and all other concerns being secondary.

Anonymous

2/11/2021 03:54 PM

I object to the proposed annexation. There are other parts of Boulder better suited for high density housing which the city could swap for the CU South area. CU South should be kept as predominantly open space. If Flood Mitigation is the priority then that objective would be better achieved by removing the berms on the south-east side and utilizing the ENTIRE PROPERTY as an emergency flood overflow zone. And more high density housing in Boulder will lead to more traffic and more burdens on our infrastructure. You know that. It is obvious. At what point does Boulder reach the tipping point and become another Broomfield, Arvada, etc. "Flood Mitigation" and "Increased Affordable Housing" are just Trojan horses to

allow CU to achieve its objectives. But...it looks like this is a done-deal between CU and the City of Boulder. If that is the case, then please include legally binding wording in any annexation agreement that CU MUST ABIDE BY ALL CITY REGULATIONS REGARDING HEIGHT LIMITS AND DENSITY even though CU is a state entity and not normally bound by city laws.

Anonymous

2/11/2021 04:48 PM

This is an opportunity to do the right thing for people and property in the downstream area that floods. It is an example where our community can rise to a greater good and do what's best; but, work closely and collaboratively with the city to make sure the surrounding neighborhoods aren't overly or unduly hurt in the process.

Anonymous

2/11/2021 06:54 PM

Let CU build facilities as needed for sports

Anonymous

2/11/2021 06:58 PM

I think there should only be allowed one way in and one way out except for emergency vehicles and buses. Entrance off of Table Mesa/36 and exit to 93/Broadway (this would require using the dirt road that exists (not sure who owns it) crossing the frontage road and creating a new on ramp. With 1100 housing units, the amount of traffic created on Table Mesa will be outrageous. The one way in and one way out is the best way to reduce the congestion that will be caused on Table Mesa, Moorehead and 36. Most neighbors I know are worried about the traffic on the nearby roads. This would greatly reduce people cutting through the neighborhoods or speeding on Table Mesa & Moorehead.

Anonymous

2/11/2021 07:28 PM

There is no benefit to the annexion. Period. You are putting the cart before the horse. Your disclaimer is disingenuous.

Anonymous

2/12/2021 08:27 AM

I see no compelling reason for the city to annex the CU South property. The benefits to the city are minimal compared to the physical impact of this large development project on the city as a whole. The inherent increase in population density at that site will not benefit the community. The flood project can be done by right of eminent domain. This development, like any housing development will create new traffic in a quiet area of the city that affects the quality of life for the citizens of the city. Access to property will require a road connection to HWY 93/Broadway side of the property. New 55' high buildings in that area will change the city landscape forever. This just diminishes the quality of life in Boulder in my opinion.

Anonymous

2/12/2021 10:43 AM

I am hoping that the city has not taken on the task of flood mitigation to improve CU's property without a much bigger benefit for the rest of the community. I am hoping that such flood mitigation does not make flooding worse for other - more at-risk - communities upstream of the CU South location. I am hoping that the flood mitigation infrastructure will not inadvertently make flooding downstream worse due to changes in hydrology and the built environment in the floodplain.

Anonymous

there are no benefits to the annexation unless you consider increase

2/12/2021 11:16 AM

pollution, trash, population, water usage, carbon effluent, traffic and bailing out the financially corrupt university benefits to the community

Anonymous

Build it and they will come.

2/12/2021 11:25 AM

Anonymous

Again flood mitigation should be the priority. There will be another flood and the city has accomplished nothing 7+ years after the flood.

2/12/2021 12:57 PM

Anonymous

I strongly feel that this is the wrong location for intense development, that the city should offer the university a land trade for its housing goals and annex the property as open space rather than support build out.

2/12/2021 02:32 PM

Anonymous

I think we need to think is this trade off worth it for the people of Boulder? If you have 1100 more housing units which equals more congestion, more pollution, more traffic, higher crime...does it really matter if we have a few more acres of open space or recreational areas? Is there a net gain or a net loss. I feel it is more of a loss than a gain.

2/12/2021 03:22 PM

Anonymous

Building housing with good access to transportation options and that is out of the flood plain is imperative. This land needs to provide a wide range of community benefits including SAFE bike access from the site to the main campuses, good access to the Table Mesa Park N Ride and other transit service, and ample room for walking. CU South also provides the best opportunity for cross country skiing in Boulder when conditions allow and preserving that access is a huge benefit.

2/12/2021 03:41 PM

Anonymous

Main campus has lost so much green space. I hope that South have a high space to building ratio. How about an outdoor performance space?

2/12/2021 04:05 PM

Anonymous

I am in the Ben Binder school of thought on these matters. CU worked a complicated back-door deal with numerous entities to acquire this property which I had hoped the city would acquire and use... for FLOOD MITIGATION and for preseving environmental values in that area. Now they are asking Boulder to pay big bucks for very little in return.

2/12/2021 04:10 PM

Anonymous

development should not be happening in the floodplain; find an alternate site such as Planning Reserve

2/12/2021 04:32 PM

Anonymous

The city needs to keep this as open space. As we build more housing and invite more residents here, we lack open space in the city itself. This should never have been sold off to CU.

2/12/2021 06:00 PM

Anonymous

why put a fire station in a flood plain?

2/12/2021 06:23 PM

Anonymous

I have loved taking my dog over there off-leash for many, many years and throwing the ball for her including into the water, perfect on hot days.

2/12/2021 06:43 PM

Anonymous

2/12/2021 06:52 PM

The floods affected some of us more than others - we cannot DO NOTHING!
This is the best plan so far.

Anonymous

2/12/2021 07:29 PM

just get it done now!

Anonymous

2/12/2021 07:35 PM

affordable housing for faculty and graduate students is sorely needed in Boulder.

Anonymous

2/12/2021 07:51 PM

no sure what is meant by public safety facilities. Does the university need to expand? covid has changed teaching needs - note online not in resident.
Answers based on annoying - but don't think there is a need for expansion.

Anonymous

2/12/2021 08:03 PM

a tunnel under Table Mesa, to South Campus would be great!

Anonymous

2/12/2021 08:09 PM

In my view the construction of structures required to control water flow in times of flooding.

Anonymous

2/12/2021 08:20 PM

speed in implementing flood control is a huge community benefit. The plan looks reasonable to us. let's get on with it!

Anonymous

2/12/2021 08:30 PM

ok with housing provided transportation can be planned to adequately accommodate it.

Anonymous

2/12/2021 08:45 PM

Faculty housing is in incredibly SHORT supply! much needed!! The area now is very wild. Understand that development will alter the open space (unstructured) "feel" of the place. That's OK.

Anonymous

2/12/2021 08:48 PM

Would prefer that land be left for open space and claim eminent domain to provide flood control. This is a 2nd best solution, but I support it.

Anonymous

2/12/2021 08:56 PM

housing as long as it is affordable even for students

Anonymous

2/12/2021 09:20 PM

If there is going to be housing, I would prefer it be for low-income, non CU related people. Whatever is there should be accessible by foot and public transportation.

Anonymous

2/12/2021 09:23 PM

Flood mitigation is by far the most important community benefit and should drive every other consideration. Annexation should not be considered until the University can provide detailed specific plans for the use of the site which they clearly have not done at this point. Unless that is done, there is no way to know how future development will affect whatever flood mitigation is provided now; it may very well negate whatever flood control steps are initially taken.

Anonymous

Pickleball courts included

2/12/2021 09:26 PM

Anonymous

2/12/2021 09:30 PM

The university surely needs to provide more housing for its students. I am however, very concerned about transportation related issues: ie. increased traffic and parking. University must adopt policies to address these issues (e.g. prohibit students from bringing cars to campus).

Anonymous

2/13/2021 02:50 AM

This is a blatant push poll. As such, the poll does not accurately assess the actual and far more nuanced beliefs of those responding to it.

Anonymous

2/13/2021 08:51 AM

I am opposed to annexation and think the city needs to recognize how beloved this property has become.

Anonymous

2/13/2021 01:29 PM

All of the proposed university offerings represent strong benefits to the public; however, I think CU's offer to use the site predominantly for housing represents the strongest benefit given the area's housing crisis. CU should take responsibility for housing the students, faculty, and staff that they bring to the region.

Anonymous

2/13/2021 03:07 PM

The annexation of CU South will increase density and traffic problems in South Boulder, making access to Broadway from Table Mesa Drive difficult at all times of day, and worse during rush hours, for drivers traveling east or west on Table Mesa Drive. Traffic will inevitably divert through adjoining subdivisions, with adverse effects on safety and traffic volumes in those residential neighborhoods. Further, drivers exiting onto US36 from the eastbound lane of Table Mesa, already endangered by westbound traffic on Table Mesa and traffic exiting from Foothills Highway onto Table Mesa, will face additional threats to their safety. The restoration of gravel into the gravel pit, which CU apparently demands the City to perform and pay for, will, of course, also increase traffic congestion on Table Mesa for a prolonged period of time, and this traffic, also of course, will be large, heavy trucks daily spewing toxins and gravel dust into our South Boulder air, and beyond. The amount of flood protection under consideration in this annexation is grossly inadequate according to studies by Gilbert White, whose detailed analyses evidenced that 500-year flood control measures are necessary for public safety. Acceding to this flawed plan represents almost criminal negligence on the part of the City. While the costs of 500-year flood protection obviously exceed those of the 100 year plan, on a cost per century basis, they are far more reasonable. The location of a public safety facility on CU South will involve the closure of the existing facility west of Broadway in South Boulder, increasing the amount of time necessary to respond to emergencies, again because of traffic problems, including the ever present danger of forest fires on Open Space. Additionally, the new facility will exude pollutants, toxic to adjoining South Boulder Creek, Open Space and its endangered species. Insofar as plans for affordable housing, recreational access, environmental protections are concerned, has CU entered into any inviolable agreements with the City on these issues? Has the City considered the environmental impacts of 1100 plus residents of CU South on adjacent Open Space lands

and endangered species that reside there. It appears not. Community benefits? Whom are you kidding!

Anonymous

2/13/2021 05:42 PM

Any decision must include a look at the problems caused by this proposal. The amount of traffic caused by the complex CU wants to build will be unmanageable on Broadway and Table Mesa. Also, the fire station will pull the Darley station out and it will mean the safety for all the residents in the Table Mesa, Highland Park area will be compromised. It will take longer for ambulances and fire trucks to reach residents. Insurance will be raised for residents.

Anonymous

2/13/2021 10:14 PM

social trails on undeveloped portions of area would be a good benefit

Anonymous

2/14/2021 08:15 AM

I disagree with the questions. They are unbalanced in only considering potential "pros" and no "cons" in terms of "benefits". Any potential benefits introduce potential costs as well, as these are not being considered. The ability to rate a "benefit" depends upon the ability to understand it in the bigger context, e.g., to see the full benefits and costs. These questions promote the "benefits" of annexation before CU has provided any detailed site development plan such that community members have no ability to assess potential "net" benefits any annexation might afford.

Anonymous

2/14/2021 09:42 AM

Because the property is university land, it is separate from the community. Only CU uses Folsom Field or the CU Rec Center or Cu soccer fields or CU lawns. The CU South property will be the same. That is the way universities run.

Anonymous

2/14/2021 09:49 AM

This letter written by Lyra Mayfield expresses my sentiments exactly. Dear Boulder City Council Members, council@bouldercolorado.gov Dear City of Boulder Planning Board, boulderplanningboard@bouldercolorado.gov Dear Boulder County Commissioners, commissioners@co.boulder.co.us I am writing as a constituent and long-time Boulder resident to register my strongest opposition to the impending annexation of the CU South property for CU's development. This property, bought by CU to be developed and originally the natural floodplain for South Boulder Creek, hosts rare and endangered species, wildlife, riparian habitat for bird migrations, tall grass prairie, recreation for thousands of people weekly and is the entryway/gateway into our beautiful city. I am opposed to any and all development of this parcel of land, with the exception of flood mitigation. Flood mitigation for the downstream residents of South Boulder Creek and CU Annexation should not be coupled together. Taking as much land as needed for the protection of residents should be our city's priority, along with protecting our open spaces and green beltway. Encourage CU to let go of this plan to develop a 3rd campus. Please, do NOT move forward with annexation at this time! Thank you for your time, FYI: Some Unanswered Questions asked by Save South Boulder: Why is CU's statement that "we aren't ready to provide a site plan" deemed a legitimate reason for not providing one? Why would the City support CU's demand that the City should

pay for filling in and raising CU's low-lying land--and its tennis courts-- above the 500 year flood plain--at ratepayer expense--when City residents are only being protected against a 100-year flood? Why won't the City consider trading other City-owned land for CU's proposed campus instead of the South Boulder Creek floodplain--the worst possible place in the state to build out a new campus and a serious impediment to providing adequate flood mitigation in the South Boulder Creek flood plain. Bottom line: Why is the City caving in to CU? Why is CU's desire to have its property annexed given priority over flood mitigation that protects Boulder residents' lives and property? What community benefit does the City feel accrues to having CU build a complete campus in South Boulder---irrespective of the adverse effects of such development on the City itself?? Or put another way, why are the real costs to City residents and the adverse impacts on residents' quality of life not being factored into the City's decisions? Why does CU need another campus when it doesn't have sufficient funds to properly maintain the buildings it currently has on the Main and Auraria campuses? And when its enrollment (and enrollment in higher education generally) is and has been dropping, even without the pandemic? And in the face of serious budget shortfalls nation-wide in higher education? Why, in this time of economic crisis, would the City even contemplate embarking on a flood mitigation project whose costs to residents have been inflated by adding in millions of dollars for landfill at CU-South and alleged damages to CU's property because of construction of the flood mitigation project? Why would the City contemplate giving CU a free ride on its utility services by letting it refuse to give the city payment in lieu of taxes for water, sewer, and flood protection? Which means that the city ratepayers will be paying for CU's utilities--something everyone else has to pay for.

Anonymous

2/14/2021 02:06 PM

Just get CU out of this area.

Anonymous

2/14/2021 02:54 PM

There is a housing crisis in Boulder. One aspect of the crisis is that there are few rental and no new ownership housing opportunities being provided for middle income households. So putting housing on this site is very important. Hopefully, some of it could be for purchase by CU faculty and staff. But even if that is not the case, new housing on the CU South property could free up some single family homes elsewhere in the community for home ownership. CU's failure to provide more housing consistent with the expansion of the student body over the last 30 has put considerable pressure on existing neighborhoods. So please do provide a lot of housing on the CU South property. And please proceed with it soon. The idea of a land swap is a bad idea, as that would take land suitable for housing on the CU South property off the table, and move the development of housing to North Boulder. But we need housing in both places: north and south.

Anonymous

2/14/2021 04:03 PM

I would add as much housing as possible with as much affordability as possible.

Anonymous

2/14/2021 04:51 PM

this land is part of a wildlife corridor from CU South, going west, across Broadway, across Greenbriar, through the Shanahan Ridge Ranch and SR HOA property all the way to the mountains. I know, I live on the SR open space and see the diversity of wildlife using the corridor including elk (summer 2020).

Anonymous

2/14/2021 04:53 PM

Affordable housing that makes car-free living a requirement for a certain number of residents- and a preference for most. Perhaps also more CU parking passes and Buff Busses to reduce traffic to main campus from Beyond Boulder commuters.

Anonymous

2/14/2021 05:57 PM

It appears that CU benefits more from this arrangement than Boulder- and taxpayers will help with expenses- flood mitigation- not CU. I don't see the need for additional housing for students, employees and faculty- the recreational areas and bike paths proposed are just a selling point and do not justify the cost to Boulder. Faculty does not need help with housing.

Anonymous

2/14/2021 06:03 PM

Increase community benefits by adding local amenities useful to the CU South future residents, such as light retail, cafes, gathering spaces, etc. at the site.

Anonymous

2/14/2021 06:53 PM

This is an extremely valuable flood plain--building in it is asking for serious trouble in the 21st century as floods that are "off the charts" become the norm.

Anonymous

2/14/2021 07:17 PM

The proposed benefits would not balance the damage done to the city.

Anonymous

2/14/2021 09:01 PM

Boulder should claim land for flood control...wetlands

Anonymous

2/14/2021 09:09 PM

The land donations and their proposed uses are significant benefits to the local community and The city of Boulder.

Anonymous

2/14/2021 09:24 PM

Building on fill dirt in a wet land is irresponsible. South Boulder already has too much traffic, without CU people getting to CU from three miles away. CU is in debt already from buildings they already overbuilt! Fewer students mean less income for CU.

Anonymous

2/14/2021 09:29 PM

Most important use of land is for Flood Mitigation. Buildings on top of land fill could have real problems with settlement of land fill in future years. remember trouble with I36 overpass. It would be best if city traded land in other parts of Boulder for CU to build on and leave "CU South" for open space and flood mitigation.

Anonymous

2/14/2021 09:51 PM

The City of Boulder should not permit CU to develop the area. It is an important floodplain for South Boulder homes, and a valuable habitat for wildlife. The area is among the most beautiful in Boulder. South Boulder would be terribly congested by the University plans, and many people would lose the recreational benefits of the land.

Anonymous

2/14/2021 10:00 PM

not be harsh but why is the city responsible for flood mitigation now for pre-existing neighborhoods?

Anonymous

2/14/2021 10:04 PM

Community benefits must be considered in a comprehensive way. Something benefited - more housing, etc. does not exclude discussions of cost, how transportation is affected, etc. ect. These stand alone questions in the survey are meaningless without oversight of consequences.

Anonymous

2/14/2021 10:12 PM

Above all else the flood mitigation on the property is essential.

Anonymous

2/14/2021 10:47 PM

This question has been open for too long. The city and CU need to move. Protect us from floods!

Anonymous

2/14/2021 11:57 PM

The questions are posed in a manner that, if responded to in the affirmative or agreement, ("strongly agree) would present a positive response to "providing" the Boulder community with what seem to be positive additions. If the property at CU South is used for these, it will cause irreparable damaging change to the surrounding neighborhoods, environment, and community.

Anonymous

2/15/2021 05:27 AM

Keep open space open!

Anonymous

2/15/2021 06:15 AM

Please make the site as bike-friendly as possible. Convert Moorhead into a bike priority corridor to link the main campus to CU South. Consider an underpass under Table Mesa to improve the connectivity.

Anonymous

2/15/2021 07:27 AM

The nature of a university education will continue to change greatly. I don't believe physical capacity is needed.

Anonymous

2/15/2021 07:34 AM

Appears there is a good balance being proposed here given that CU owns the land.

Anonymous

2/15/2021 07:50 AM

I'm opposed to annexing CU South into the city. The people of Boulder have been given no reason why annexation would benefit us. I knew as soon as I read the the survey that it was biased in favor of annexation. I write this on Feb. 15th, the last day to respond, because the survey proved to me how hopeless it is to express opposition to annexation when the governance of the City of Boulder is will do so even though it's citizenry is opposed to annexing CU South. This is a last ditch attempt to lay forth my continued opposition to the annexation of CU South into the City. I believe annexation would ultimately place an undue financial burden on Boulder's citizens and become a logistical nightmare. It would place UCB front and center as the flagship of Boulder when it should remain a valued asset. UCB should not be allowed to run the city.

Anonymous

2/15/2021 08:11 AM

I appose CU south being developed at all. However, If some development will take place, I would prefer development that relieves existing congestion and

| | |
|---------------------------------|--|
| | housing problems, over development that is geared towards CU getting bigger and adding more students. |
| Anonymous 2/15/2021 08:23 AM | Annexation is not necessary to provide community benefits. Development of that scale will outweigh any community benefits in the long term. Boulder will justify any short term problems with annexation by touting the long term benefits. |
| Anonymous 2/15/2021 08:37 AM | The City had the opportunity to purchase the site in the 1990's and the Open Space leadership deemed it too costly. (Very short sighted) The neighbors then opposed the use for a national museum dedicated to Women of the West due to traffic impacts. (Again , very short sighted) CU is now offering to preserve and provide significant acreage in exchange for the use to provide housing (Needed!) and, allow the City to use the rest for flood control. (Needed!) The continued recreational and open space uses sound good. Everything we touch as a living, evolving city has traffic impact considerations. This is true everywhere until we address transportation system design more holistically. |
| Anonymous 2/15/2021 08:37 AM | So long as environmental impacts are taken into account (wildlife habitats, for example), I'm fine with the plan. People are currently letting their dogs roam free (off leash), with little regard for other dogs and people using the property, and MANY of them are also not picking up the dog waste at all. It can be quite disgusting in places. |
| Anonymous 2/15/2021 08:44 AM | All are excellent and generous offers on the part of the University. We really need more housing for faculty/ staff and students, so I hope this gets priority as well |
| Anonymous 2/15/2021 08:47 AM | This still needs to be opposed! The fact that you are expecting the citizens of Boulder to foot the bill for the flood mitigation and allow CU to build there is really upsetting. |
| Anonymous 2/15/2021 08:55 AM | A well-planned annexation provides many community benefits, with affordable workforce housing located directly adjacent to high-frequency transit the most important. If Boulder does not negotiate a good annexation agreement CU could just annex to Superior instead, and Boulder would lose all control over the parcel. |
| Anonymous 2/15/2021 09:06 AM | I am mostly concerned with the proposed housing and it's impact on traffic in South Boulder. Table Mesa is currently a heavily used road and more traffic will impact residents of Martin Acres including school children who cross Table Mesa to access Creekside Elementary School. I would suggest walking along Table Mesa any time of day to gauge the noise, pollution and volume of traffic. The proposed number of housing units is far too great. I also oppose the idea that the City (taxpayers) are paying to raise the ground level to support building structures at CU South. |
| Anonymous 2/15/2021 09:07 AM | The greatest benefit to university attendees is to develop housing close to existing university facilities and housing. Remote placement introduces transportation challenges and isolation issues for anyone having to house at |

a distance. If affordability is truly a concern, then please take into consideration the probability that residents will incur additional costs due to need for vehicle, etc. This area is a dead end street. It will not become central to new urban areas. Please do some homework regarding how this model has worked out for other universities. It is not a forward-thinking way to envision the next generation of university community.

Anonymous

2/15/2021 09:36 AM

connections to public and other modes of carbon friendly forms of transportation is vital. appropriate scale (#of units and unit types) more so.

Anonymous

2/15/2021 09:47 AM

When you ask questions that don't include all the information, it makes the results of the survey meaningless because they don't state the question properly. This is a push survey trying to get a response that proponents can brag about in favor of the project. I don't like those tactics. This city is supposed to remain neutral in this, and instead this survey is pushing for a certain result. One could make a survey and ask "Would winning the lottery be a good thing for you personally?" Most would answer "Strongly agree", but what is left out of the question is the cost of purchasing the lottery tickets. This is a push survey to get "strongly agree" answers. Here are four of the five (total) questions so far on this survey. "What is your reaction to the following statement? 1) Land donation for flood mitigation and Open Space provides a good benefit to the community. 2) Recreation facilities provide a good benefit to the community. 3) Public access to amenities provide a good surface to the community. 4) Land donation for a public safety facility provides a good benefit to the community? Strongly agree? I had to leave those questions that weren't asked properly as "no opinion". It was like the survey was created to get only positive answers.

Anonymous

2/15/2021 09:55 AM

The negative impacts of a fully developed CU South outweigh potential benefits.

Anonymous

2/15/2021 10:16 AM

I think the donation of land for flood mitigation is a huge and over-whelming community benefit. The others are just icing on the cake

Anonymous

2/15/2021 10:41 AM

Housing, especially affordable, seems like a great use.

Anonymous

2/15/2021 10:55 AM

I think it is reasonable for CU to want to develop this property. CU needs to provide more housing for students, faculty, and staff but I would like to see some continued public access, specifically for off-leash dog use.

Anonymous

2/15/2021 12:11 PM

I support the 100-years flood abatement plan.

2/15/2021 12:16 PM

this area is currently an important wetlands, bird habitat and is a floodway. I oppose any develop in this area, especially develop to the magnitude proposed.

Anonymous

2/15/2021 12:46 PM

I feel like the university has done an excellent job of proposing compromises to the Boulder community. As someone who would like to be able to live closer to where I work, I fully support the annexation and development of this site.

Anonymous

2/15/2021 12:49 PM

I look forward to this project! It is of great benefit to the community. Priscilla Craven, Teaching Professor at CU Boulder.

Anonymous

2/15/2021 12:58 PM

Build more housing in Boulder. We have enough open space.

Anonymous

2/15/2021 01:06 PM

What a garbage survey, it's obviously biased towards CU desires and not community needs. No mention that the public safety land moves the fire station AWAY from our houses! Or that MY TAXES will be used to make the area suitable for CU! I suggest the city use eminent domain to take the land needed for flood mitigation, and make CU's unknown plans stand on their own merit. We need flood mitigation now, not after all the probable lawsuits finish.

Anonymous

2/15/2021 01:12 PM

Would be nice to focus on staff and graduate housing. As much as I love undergraduates and the energy they bring I would prefer to not live near them.

Anonymous

2/15/2021 01:14 PM

The delusional "100 year flood" idea is simply obsolete. The historic record is worthless for prediction of the future and worse as very misleading for prediction of the future a few decades out, let alone many decades.

Anonymous

2/15/2021 01:18 PM

As a former open space official, the amount of community wins in this proposal feel just like the kinds of items we would look for: public land dedication, common good use, community benefit, hazard mitigation.

Anonymous

2/15/2021 01:20 PM

Concerns over it being safe - ie crime and potential for homeless people congregating

Anonymous

2/15/2021 01:36 PM

More housing units should be planned instead of recreational facilities if that truly is the predominate reason for annexing this property. We have plenty of recreational resources in Boulder, including open space. Create a small rec center for residents but city of Boulder doesn't need this unless you are looking to profit off Boulder residents. Affordable housing, on the other hand, is one of the largest issues. 1,100 units total for faculty, staff, and upperclass students will not help curb housing concerns, not even for one of those populations. If land is truly as large as central campus, you should be able to house thousands individuals, even with a mix of types of rooms (i.e. private vs. residence-hall style). Recommend fewer costly frills and more living spaces for those who make less than 35K as a household.

Anonymous

2/15/2021 01:50 PM

all of these are beneficial to the community, but leaving it undeveloped is the best benefit for humans AND wildlife!

Anonymous

2/15/2021 01:58 PM

I used to live in the neighboring apartments and visited the CU South frequently, I would be concerned about students living there but I think this would be a nice alternative to the family housing at Smiley Court for perhaps longer term and more mature folks like visiting professors, post-docs, families, and perhaps long-term low income housing for CU faculty/staff making under \$60k or something like that. I think it's vital that the area is serviced by the CU shuttle/bus.

Anonymous

2/15/2021 01:59 PM

This piece of property should not be developed.

Anonymous

2/15/2021 02:00 PM

I'm concerned about the housing proposed by CU. Will there be height limits, the same as the rest of the city, 35'? I think that's very important. Also will there be habitat restoration for the areas that are left to open space? Who will bear the cost of that? I think CU should. And it's very important that recreational access be granted, this is a public university adjacent to city-owned land. Thank you for providing this questionnaire.

Anonymous

2/15/2021 02:16 PM

Please move as quickly as possible on flood mitigation efforts. Thank you!

Anonymous

2/15/2021 02:24 PM

As someone who lost half of my house across the road from CU Boulder South due to the 2013 flood, I know I and a large portion of the community I live in is incredibly interested in flood mitigation efforts with the land.

Anonymous

2/15/2021 02:25 PM

I strongly believe this land should be kept as natural as possible. CU can find land somewhere else that would enable additional student and faculty housing. It's a beautiful spot to find rare birds and to see many different kinds of animals. How about the land that is to the South of this area?

Anonymous

2/15/2021 02:25 PM

The traffic impact will be considerable. We're at risk for more floods and need to preserve that land as a buffer. I'm strongly against CU developing that property.

Anonymous

2/15/2021 02:35 PM

The omission of critical pertinent information in the questions asked renders these survey questions misleading and irresponsible. On the opening Be Heard Boulder page, it states: "The purpose of this questionnaire is to provide the most current and accurate information about the draft annexation terms and status of negotiations and get your feedback!" This survey has NOT presented accurate information. This is shameful. Regarding Question 2: CU is not proposing to "donate" land to the city free and clear (as the word "donate" implies). Instead this so-called "donation" comes with multiple very expensive strings attached. The city will be required to annex the entire approximately 300 acre property and provide services that will be for CU's sole benefit. Boulder will be required to spend tens of millions of dollars to essentially prepare the land for future development by CU--for the benefit of and profit for CU. This so-called "donation" will be extremely costly to the citizens of Boulder. If CU agreed to actually donate land necessary to protect the entire community from future floods, that would be a community benefit.

The current proposal is NOT a community benefit. Regarding Question 6: Land donation for a public safety facility DOES NOT provide a good benefit to the community when this fire station is planned to REPLACE an existing fire station (on Darley) that is closer to my entire neighborhood than the proposed facility would be. Increased response times and increased insurance rates to much of South Boulder will be the result. These are NOT community benefits. The beneficiary is the future CU development. It is irresponsible at the very least to have framed this question without providing all pertinent information.

Anonymous

2/15/2021 02:41 PM

Being a resident of Boulder and affiliated with the University, the questionnaire is skewed toward what is the benefit to the "community" (assuming "community" refers to the region of South Boulder near CU Boulder South), not what is the benefit to both the local community and the University. For example, the statement above, "Housing as the predominant use provides a good benefit to the community," clearly is a benefit to the University, not the local community, because the local community would prefer it to remain undeveloped, even though the University has a significant affordable housing shortage for its students, staff, and faculty.

Anonymous

2/15/2021 02:51 PM

The community will not benefit from destroying a wetland ecosystem and flood plain to add to the aggressive overdevelopment and traffic and pollution. It will benefit more by saving what little open space we have left.

Anonymous

2/15/2021 02:58 PM

This whole project is bad for the community other than the flood mitigation proposal that does not require the city to fill in land.

Anonymous

2/15/2021 03:12 PM

Preserving most of the land that is already dedicated to open space purposes would provide the highest community benefit.

Anonymous

2/15/2021 03:34 PM

I can not see how this is a good business decision for the city if we have to pay tens of millions of dollars to provide fill dirt for CU to develop this property. The environmental impact to the 2 endangered species that live in this area can not be monetized and should stop this project immediately. Additionally, 1000 plus housing units will add thousands of cars to the roads in the surrounding neighborhoods resulting in significant negative traffic impacts. CU is the only entity that will come out ahead with this deal. The city loses at every turn. There are other alternatives to developing this very important and vital piece of property and they should be explored instead.

Anonymous

2/15/2021 03:47 PM

The only benefit to the community would be to restore and preserve a natural-like flood plain that would detain and purify flood waters using natural-like features, e.g., lakes/ponds (that CU spent \$ millions to flatten and fill). This whole issue has been a hugely expensive waste of time and money. The City has NEVER done a comprehensive analysis for how to use the site for mitigating downstream flooding. All studies were done assuming a singular engineering framing, and, with minor exceptions, myopically assumed only one mitigation strategy -- i.e., structural flood controls -- large detention facilities, and the earthen berm protecting only CU's land which

directs flood waters into developed areas of the City. Furthermore, this questionnaire is an insult to intelligent and educated people. A freshman college student in a research methods class could design a better instrument. The questions are ridiculously simplistic, and designed to obtain the responses that City staff, and CU, want so they can argue that this atrocious example of "public participation" gives them a green light to annex, develop, and destroy our homes and surroundings.

Anonymous

2/15/2021 03:59 PM

If at all possible, rethink the north end of the floodway area. A usable mixed-use area is possible on the east side of South Loop Road. This would allow a stronger connection between the university housing and the the south terminus of the bridge connecting to the RTD Park and Ride. Currently, the plan shows excessive distances to the park and ride, encouraging driving to the park and ride from the university housing areas. This is contrary to long-term transportation planning and need to knit the transportation systems with the livable areas. The location of this property should allow taller structures. The setback distances from Highway 36 should allow key structures to be taller than the 55' limit elsewhere in the city. Carefully positioned taller buildings within the housing area would provide relief and skyline interest in contrast to the strict repetitiveness of building heights.

Anonymous

2/15/2021 04:05 PM

Please allow for off leash dog walking which is the current primary use. It would also be a good idea to install permanent Pickle Ball courts.

Anonymous

2/15/2021 04:06 PM

The way I see it something like the current state of affairs has been building for decades. It's never been a question of if something like this would occur it's more of a question of when it would occur. From my perspective looking at the history of the property the city of Boulder demonstrated either a high level of rigidity, arrogance, stupidity or a combination of these characteristics when they chose to continually block development of the property, by Flatirons inc. while demonstrating an unwillingness to purchase the property for flood mitigation, and recreation. When people, government, or corporations are unable to negotiate a reasonable alternative for all parties then those that need to deal go to another party. The City of Boulder should have known this was coming without it even being off on the horizon. They unwittingly allowed the property to become the target of a different government entity, a bigger or more dominant player - the State of Colorado in this case specifically CU. When CU purchased the property they effectively relieved the City of Boulder of many options and a big chunk of power, control, and the ability to purchase the property themselves for a much more reasonable price! The city of Boulder, which had been buying up tracts of land all around the city for several decades should have made this property one of their prime targets for acquisition! Yet due to the characteristics listed above (granted it's not an exhaustive list) the city of Boulder has put the property owners, residents, and neighborhoods of south Boulder in a position where WE are now going to have to pay the price in terms of environmental impact, air and noise pollution, congestion, and above all quality of life, for the city's ill advised choices and lack of vision related to choosing NOT to

buy this property when they had the opportunity. Personally, I haven't been aware of a poorer set of decisions on the part of the City since the 90's or early 2000's, when they had to pay an employee for civil rights violations! (Boulder had violated her freedom of speech, then bullied and gone after her, when she had worked with police to catch another city employee for being a "peeping tom" in the NBRC. (Yes Boulder protected the "Creeper" and effectively shut the whole case down while retaining the creeper on the city payroll, and paid the whistle blower, who sued the city for violating her civil rights- for not allowing her voice to be heard.) that's our "ethical, socially just, and honest" city standing up for its employees and citizens again! But I digress! The way I see it, none of this is right for the residents of South Boulder! Boulder hasn't developed a good solution because they essentially blew their chance! So now doing the right thing to protect quality of life here will cost them a much higher price than it would have in years past! AND I don't think they'll do it because that would mean they were publicly admitting they'd screwed up before by not doing the right thing! Now they've got a bigger player they've got to address that also has demonstrated their own level of hypocrisy related to what they say they want when their values and ethics would appear to create a barrier to their ends! To go further I'm totally pissed about the myopic one dimensional simplistic way that the "questionnaire was written! Who wouldn't say "Public access to amenities provides a good benefit to the community." But for goodness sakes if you put the whole thing into proper context what you are "offering" south boulder residents in this whole "deal" stinks! Chris Beckman Martin Acres resident, and resident of Boulder for over 30 years

Anonymous

2/15/2021 04:10 PM

Instead of a focus on development and facilities like dog parks, I'd prefer to see as much land as possible left undeveloped as natural open space; that would be the best community benefit.

Anonymous

2/15/2021 04:21 PM

Remember; you are in a position of power. CU needs the City of Boulder. The City of Boulder does not need CU in order to be a viable city. CU already has three campuses!! Talk about gluttony! Just do the damn flood control but don't annex this parcel into the city. We all we impacted. Y the flood of 2013; we could use flood control in central Boulder. Please put out a new survey that asks us about annexation. Oh wait, you have all made up your minds already without asking the citizens of Boukder their opinion. Thanks a lot.

Anonymous

2/15/2021 04:28 PM

The questions aren't good. I support recreational facilities but not at this location. I support Open Space but this proposal doesn't not provide or keep enough of it. Also the proposal is not restricted to just Open Space. Wish it to be limited to just Open Space. The questions address good benefits to the community but I don't like how it doesn't specifically address the negatives for this location. Use only broad statements that most people would agree to but not addressing what is taken away - the peaceful and wide open space. I personally don't want another dog park anywhere near open space. Too noisy. I do like dogs.

Anonymous

2/15/2021 05:08 PM

I agree strongly that housing is a good predominant use of the site if affordable housing is offered to front line and other essential service employees. Priority should be given to those staff on the lower income scale.

2/15/2021 05:37 PM

CU has been very generous in offering the Boulder public access to its land via access to trails, and possible recreational activities. The flood mitigation is vital and should happen soon. Both the City and the University really need the housing for faculty, staff and students that this plan calls for. The housing is a true overall community benefit even if some current nearby residents and dog walkers don't see it as such.

Anonymous

2/15/2021 05:52 PM

There are so many unknowns about this project, it is impossible to rate IF any of these items listed above would be a benefit or not, or whether they would be possible, where in and in what quantities. I am so disappointed in this survey. I thought we had made strides. Unlike the Comp Plan survey, the OSMP survey, or even the East Boulder Sub-community plan survey, this questionnaire doesn't present options, or allow for the weighing of circumstances. Based on what we know today, one can only conclude there is ZERO community benefit to this annexation agreement. We can do better.

Anonymous

2/15/2021 06:08 PM

I chose to disagree because the questions were so biased towards developing that property and seemed to be collecting data, not information, with an intent to make survey takers complicit in habitat destruction and more traffic issues. In Martin Acres, we still don't have the 20 mph speed limit that more expensive places neighborhoods do, and we certainly don't have enough enforcement. This project would reduce the quality of life in an affordable neighborhood where young working people raise children. It would reduce wild life habitat. It would contribute to elevated flood risk.

Anonymous

2/15/2021 08:08 PM

Another shelter would be the single best use of this area, in my opinion. The current shelter is inadequate for the city's needs.

Anonymous

2/15/2021 08:19 PM

For me, the greatest community benefit would be achieved if Boulder were to acquire the land and not develop it. There is likely needed remediation that should be done. Maybe if Boulder owned all of CU South, the area could hold more flood water and any ugly water-retention wall along U.S. 36 could remain unbuilt. Hydrologists would know. It's a floodplain after all. Land near CU that could be acquired and traded to CU includes the Safeway shopping center (SW corner of Arapahoe and 28th St) and the part of 29th Street Mall south of Canyon and west of 29th Street. I know these parcels don't total the CU South area, but CU needs to rethink its expansive ways (and I am an alum). Look at other similar areas. Offer to put the businesses currently west of 28th Street and north of Arapahoe, as far as Canyon, as the main floor businesses around the NE quadrant, and then tear the old buildings down. CU could make dandy use of these areas that are close to the existing campus, on bus lines and bike paths, with nearby amenities, etc.

Anonymous

2/15/2021 08:21 PM

Questions about community benefit on a specific subject without details on the impact to the community do not provide meaningful data.

Anonymous

2/15/2021 08:26 PM

This site is a great opportunity for both the City and the University and it's future development is critical for the healthy future of both entities

Anonymous

2/15/2021 08:39 PM

Require and enforce dog leash laws.

Anonymous

2/15/2021 08:47 PM

These all sound awesome! Commissioned art pieces also provide excellent community benefit.

Anonymous

2/15/2021 09:20 PM

This area needs to remain undeveloped. I don't like that the university is ramming this through. CU has other places for housing. This is a flood plane area. This is wetlands habitat that is a rare commodity in our area. Once the building starts it's going to increase traffic, population and it's going to look like crap, because that's modern architecture now. This is a short sighted greedy plan by CU.

Anonymous

2/15/2021 09:55 PM

I would like to see the University's entire housing plan, see undergraduate housing predominately provided on University land (less student housing on the hill) and worry that housing at CU South is too isolated from the rest of town.

Anonymous

2/15/2021 10:18 PM

Building additional housing in Boulder will allow more people who work in Boulder to live in Boulder, have shorter commutes or bike or bus to work.

Anonymous

2/15/2021 10:55 PM

This survey has been written/questions have been posed in SUCH a biased manner that it is entirely invalid as a data gathering tool. Very disappointing!

Anonymous

2/16/2021 06:16 AM

I agree that the items listed above are good community benefits, but I'm concerned we're not getting enough for what we are giving CU.

Anonymous

2/16/2021 06:18 AM

Housing especially needed for faculty and staff

Anonymous

2/16/2021 06:27 AM

I want it to stay entirely as is with open access to the public

Anonymous

2/16/2021 08:02 AM

It would be a community benefit if the development did not exacerbate the lack of housing to serve CU's growth. A binding agreement that limits the University's non-residential growth on the site without providing additional housing (over that already committed) would be of benefit to the community.

Anonymous

2/16/2021 08:35 AM

Water table is quite high across this site due to wetland presence and former mining. Wetland delineation has been in flux over the years, and the current delineation might be a little too conservative (as in, the wetlands are more extensive than recorded). Obviously we need more housing, but the high water table seems like it will complicate structures unless all housing is situated on the west side (where slopes are really steep).

Anonymous

2/16/2021 08:52 AM

Very concerned about traffic especially along the Moorhead corridor.

Crossing Table Mesa is already a challenge with my young kids, more road traffic will make it worse.

Anonymous

2/16/2021 10:14 AM

I am a student at CU. I strongly disagree with building housing or development on the property. This is a beautiful piece of land with deserves preservation for generations to come.

Anonymous

2/16/2021 04:12 PM

Would people want to live that far from campus? WilVil already seems "far" for some. I don't want to see housing on this beautiful open space.

Anonymous

2/16/2021 07:52 PM

This is the most biased survey I have ever taken. Every single question is leading the respondent to answer in favor of development. Try asking questions in a neutral way, not "[small consolation perk] is good for the community". Of course parks, land donation, trails, public access, and housing are good for the community. However, not if they come at the detrimental cost of permanent open space development, massive traffic issues, and flooding. You conveniently forget to ask about these issues.

Anonymous

2/16/2021 08:34 PM

there is no community benefit to allowing CU to destroy this habitat, as well as the entrance to Boulder Valley. It will be hugely destructive and only benefit CU, not the community.

Anonymous

2/16/2021 09:46 PM

This questionnaire was probably prepared by CU, is designed to get the responses CU wants, and is an insult to anyone of average intelligence.

Optional question (503 response(s), 452 skipped)

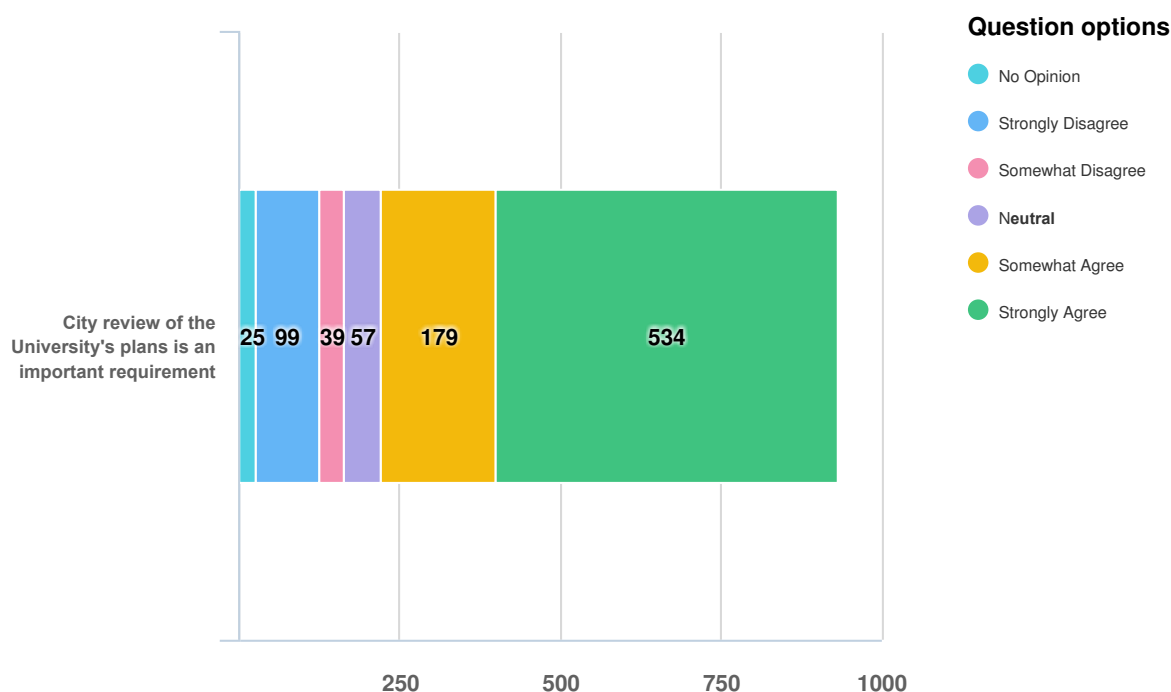
Question type: Essay Question

Several development limitations and requirements are proposed as annexation terms. Please indicate your views on the importance of each of these proposed terms.

Q8 Review of University Plans

As a state entity, the university does not require city approval of final development plans however would provide the city with an opportunity to review and comment on future development plans, including through public meetings with City Council and/or the Planning Board. The city's review would include confirming that the annexation requirements are met and would provide another opportunity to provide additional comments and input for the university's consideration.

What is your reaction to the following statement?
Review of University Plans is an important requirement.



Optional question (933 response(s), 22 skipped)

Question type: Likert Question

Q8 | Review of University Plans

As a state entity, the university does not require city approval of final development plans however would provide the city with an opportunity to review and comment on future development plans, including through public meetings with City Council and/or the Planning Board. The city's review would include confirming that the annexation requirements are met and would provide another opportunity to provide additional comments and input for the university's consideration.

What is your reaction to the following statement?

Review of University Plans is an important requirement.

No Opinion: 25



Strongly Disagree : 99



Somewhat Disagree : 39



Neutral : 57



Somewhat Agree : 179



Strongly Agree : 534



50 100 150 200 250 300 350 400 450 500 550 600

Q9 Building Height

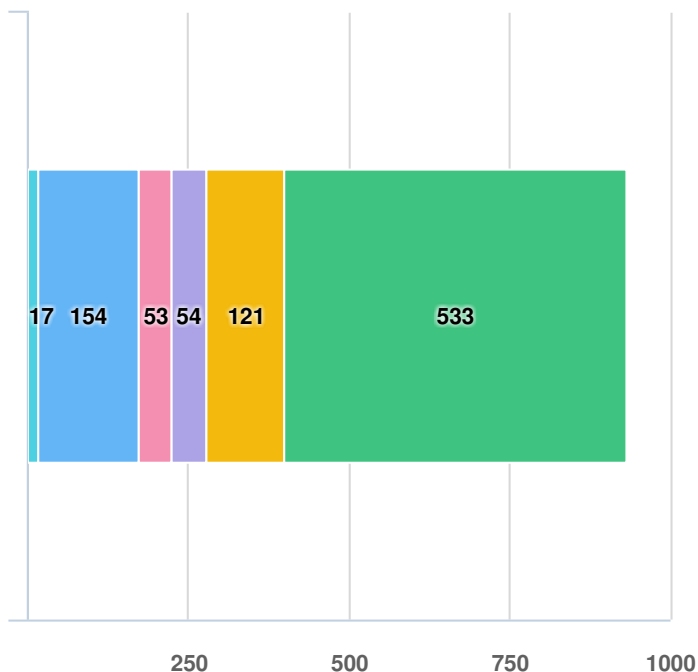
Building height would be limited to a 55-foot maximum (4-5 stories), with further height limitations as the elevation increases to the west towards existing neighborhoods.

What is your reaction to the following statement?

Question options

- No Opinion
- Strongly Disagree
- Somewhat Disagree
- Neutral
- Somewhat Agree
- Strongly Agree

Building height limited to 55-foot maximum, with further limitations is an important requirement.



Optional question (932 response(s), 23 skipped)

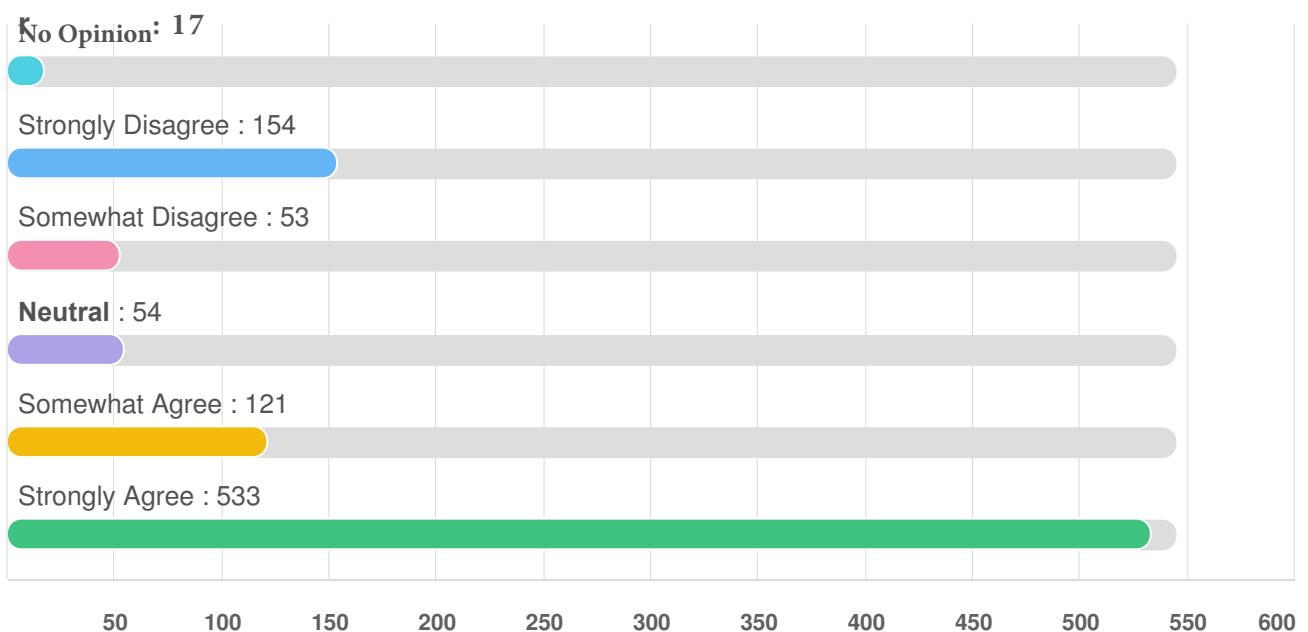
Question type: Likert Question

Q9 Building Height

Building height would be limited to a 55-foot maximum (4-5 stories), with further height limitations as the elevation increases to the west towards existing neighborhoods.

What is your reaction to the following statement?

Building height limited to 55-foot maximum, with further limitations is an important requirement.

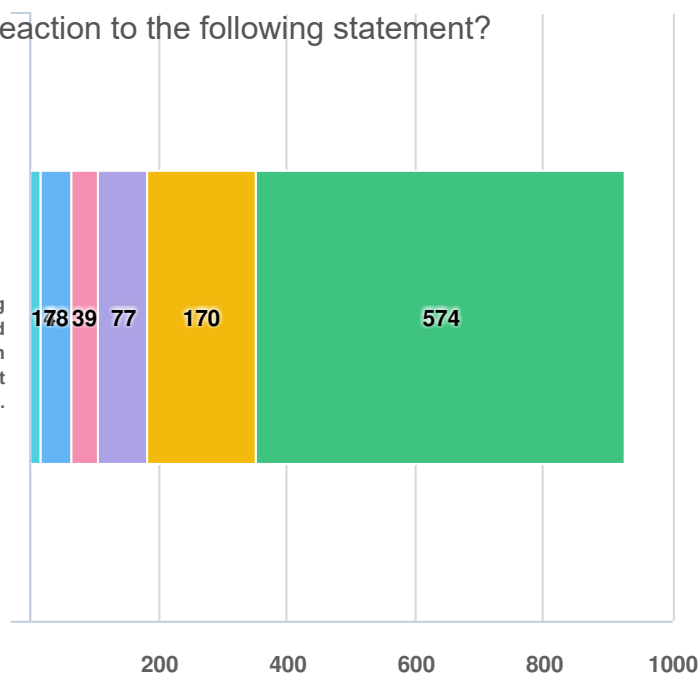


Q10 Floodplain Limits

The university has agreed not to build residential structures, academic space or offices in the FEMA 100-year and 500-year floodplain areas even though this is allowed with conditions under city

What is your reaction to the following statement?

Limitation on building
in the 100-year and
500-year floodplain
areas is an important
requirement.

**Question options**

- No Opinion
- Strongly Disagree
- Somewhat Disagree
- Neutral
- Somewhat Agree
- Strongly Agree

Optional question (925 response(s), 30 skipped)

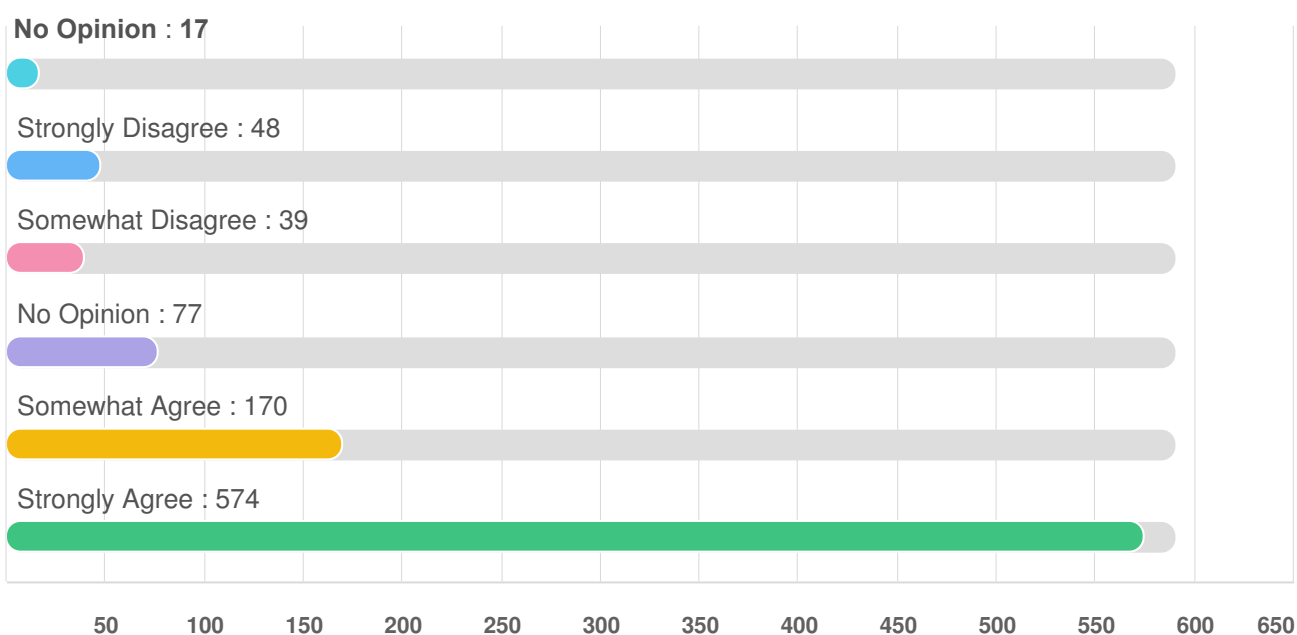
Question type: Likert Question

Q10 | Floodplain Limits

The university has agreed not to build residential structures, academic space or offices in the FEMA 100-year and 500-year floodplain areas even though this is allowed with conditions under city building code. (see briefing book for larger version of the map)

What is your reaction to the following statement?

Limitation on buildings in the 100-year and 500-year floodplain areas is an important requirement.

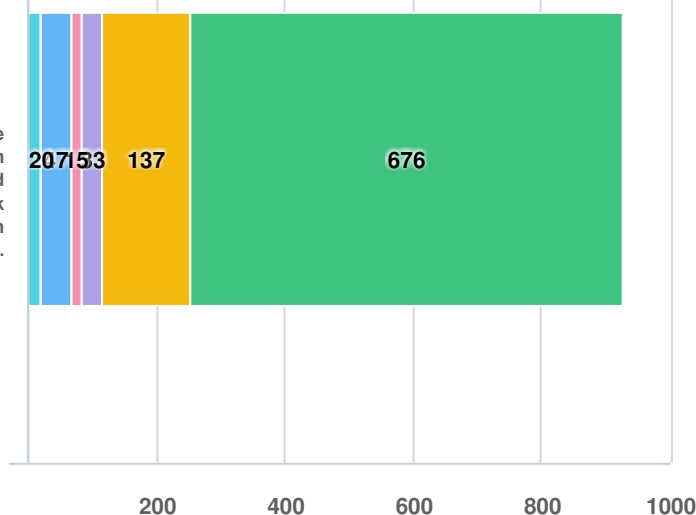


Q11 Transportation Impacts

The university is completing a traffic study to inform a transportation program on the site to manage trips to and from the site, with an emphasis on transit, bike and pedestrian mobility. The city's goal is to safeguard existing transportation network capacity and ensure that the transportation needs generated by future development will not unduly impact the transportation networks that serve the site.

What is your reaction to the following statement?

An all-mode transportation program to manage trips and respect network capacity - is an important requirement.

**Question options**

- No Opinion
- Strongly Disagree
- Somewhat Disagree
- Neutral
- Somewhat Agree
- Strongly Agree

Optional question (928 response(s), 27 skipped)

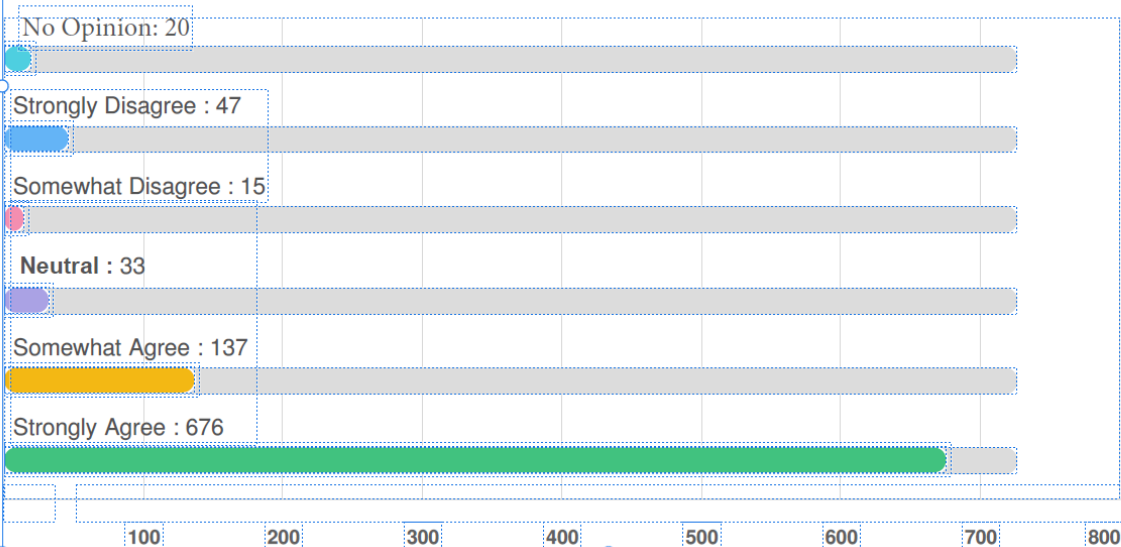
Question type: Likert Question

Q11 Transportation Impacts

The university is completing a traffic study to inform a transportation program on the site to manage trips to and from the site, with an emphasis on transit, bike and pedestrian mobility. The city's goal is to safeguard existing transportation network capacity and ensure that the transportation needs generated by future development

What is your reaction to the following statement?

An all-mode transportation program to manage trips and respect network capacity is an important requirement.



12. Please share additional feedback about proposed requirements or restrictions (optional).

Anonymous

1/13/2021 12:51 PM

Height shouldn't necessarily be limited and city review isn't necessarily required. CU Boulder's design and review process is more than adequate.

Anonymous

1/13/2021 01:00 PM

First, the wording of the questions is extremely biased. It is difficult to give correct answers to the questions. Second, it is a really bad idea to develop that land at all for many reasons.

Anonymous

1/13/2021 01:06 PM

Until a specific site plan is proposed the city will not be able gauge impacts.

Anonymous

1/13/2021 01:10 PM

Additional buses and a bike lane to this new housing would be necessary. Let's reduce the cars in and out!!

Anonymous

1/13/2021 01:13 PM

55 feet is too high. See my comments above.

Anonymous

1/13/2021 01:13 PM

It would be highly contradictory to provide for flood mitigation in this area and then build in the flood plain.

Anonymous

1/13/2021 01:16 PM

Additional access roads would be very important if large scale structures with an increase in occupants with cars were built on the site.

Anonymous

1/13/2021 01:32 PM

Bicycle and pedestrian paths separate from roads is a priority for sustainable development.

Anonymous

1/13/2021 01:42 PM

Again, the City has given away all its leverage, and so CU of course will not agree to anything that would really inhibit the value of the property. And if the City is going down this path, which I strongly disagree with, put it to CU -- all housing will be permanently affordable, and the land may NOT be sold to any other entity.

Anonymous

1/13/2021 02:17 PM

I disagree with the assumptions behind the so-called requirements. They are not stringent enough. 4-5 story buildings are a terrible idea. I don't trust CU to honor the requirements. These requirements are empty gestures. Traffic will get worse no matter what, the view will be destroyed, the flooding risk will increase. The floodplain designations are not reliable. Why do you have the No Opinion option twice?

Anonymous

1/13/2021 02:31 PM

Would prefer bldg height no more than 4 stories.

Anonymous

1/13/2021 02:37 PM

CU needs water from the city to build their project. Therefore the city can contractually force CU to abide by city planning needs.

Anonymous

1/13/2021 02:46 PM

Height limit on all buildings 2 stories maximum!

Anonymous

1/13/2021 02:54 PM

Additional buildings and infrastructure will put additional downstream pressure in a flood event similar to that experienced in 2013.

Anonymous

1/13/2021 03:02 PM

I think limiting height also limits use. For some of the university buildings, I think you could go 7-8 stories. These extra stories that would still not be too imposing, could be used for residency and for academic/research facilities, which in turn, would further alleviate population around the main campus. This is a great opportunity to try to spread populations further to the south.

Anonymous

1/13/2021 03:06 PM

Limitation on building in the EXISTING 100-year flood plain is different than requiring the city to pay for millions of cu yds of fill to raise ground above the 100-yr flood plain.

Anonymous

1/13/2021 03:23 PM

The car traffic in Boulder is already very bad. I would like to see CU implement a transportation system that greatly discourages the use of cars. If this is not possible, this is one of my main concerns with using the CU south campus for housing if any kind.

Anonymous

It seems the proposed guidelines proposed are reasonable however I think

1/13/2021 03:32 PM

public comments and input would also be warranted when Master Plans are available. Especially from those in surrounding areas.

Anonymous

1/13/2021 04:19 PM

The proposed area is already at capacity in normal peak hours. Any additional bus or car traffic will will create the need for extensive revision of highway, on ramps and surface streets. Any additional bike traffic will require widening of Table Mesa

Anonymous

1/13/2021 05:41 PM

I don't feel additional requirements beyond the existing flood development requirement is appropriate.

Anonymous

1/13/2021 05:56 PM

Given realities of situation Boulder would be well served to accept CU's willingness to cooperate with the City and do its best to work with CU

Anonymous

1/13/2021 06:17 PM

the transportation survey being conducted is not looking at an equivalent road.

Anonymous

1/13/2021 06:36 PM

CU building plans are not even close to being complete! Don't fall for this Brooklyn bridge deal. The flood plain is going to flood.Period. There are other flood mitigation ideas that are worth considering before any commitment is made to CU

Anonymous

1/13/2021 06:46 PM

Question #8: Council and city staff may think that the city and CU Boulder are 'partners' but we most assuredly are not. Like two sovereign nations we have different interests and that's understandable and fine. But to let CU build on this sight with no binding agreement on specific and very detailed plans is writing them a blank check to go in whatever directions suit the university and not the city. This is a HUGE gamble. Question #9: Given the city's limited control of the ultimate development of the sight, is CU really bound by this height limitation? Also, how this question is worded assumes that survey respondents approve of a 55' building at the southern gateway of the city. We're being asked if we think building height is an important topic and not if we think 55' is already excessive. How many respondents would say 'no, building height isn't important'?

Anonymous

1/13/2021 06:49 PM

This project is being rushed and the community is not being given the proper time to speak up and ask questions.

Anonymous

1/13/2021 06:52 PM

I think the transportation aspect needs to be considered - especcally shuttling back and forth from CU South to the Main Campus.

Anonymous

1/13/2021 07:16 PM

Traffic studies need to compare like-to-like, not a site that CU has that is much closer to CU than this site.

Anonymous

1/13/2021 07:57 PM

You need to proofread: "As a state entity, the university does not require city approval of final development plans however would provide the city with an opportunity to review and comment on future development plans," HUH?

Anonymous

If the university doesn't give the property to the city, all of these requirements

1/13/2021 08:27 PM

should be followed. The city should work with the State to ensure that it imposes these requirements on the university.

Anonymous

1/13/2021 08:57 PM

Opposed to annexation. Do not do surveys, as a rule and certainly not with these LEADING questions.

Anonymous

1/13/2021 09:08 PM

Traffic, noise, and pollution is a major concern, as is maintaining green space for our community. Please note that air sinks in the low area of the proposed development where pollution may collect.

Anonymous

1/13/2021 09:16 PM

Building in the 100-year and 500-year floodplains creates the same problem that the proposed flood mitigation is supposed to solve. Current neighborhood roads are nearing capacity even without the traffic that will be added due to the proposed university expansion.

Anonymous

1/14/2021 06:20 AM

Boulder is overly restrictive.

Anonymous

1/14/2021 06:44 AM

Parking should be limited to the entrances, allowing for pedestrian and/or shuttle services from this areas to avoid massive environmental impact. With the new bus station bridge, bus stops and bike path along the eastern edge of the property, circulation patterns already are in place. There should be inclusion of these in the plan instead of adding additional massive transportation patterns

Anonymous

1/14/2021 07:47 AM

I am particularly excited that CU South has the potential to decrease traffic on Highway 36 and in Boulder, too. The new housing will allow CU personnel to live closer to campus instead of Westminster, Broomfield and Lafayette. Many who are not able to bike to campus from homes in these other cities will now enjoy doing so.

Anonymous

1/14/2021 09:38 AM

Transportation is not a large issue if the land is not developed.

Anonymous

1/14/2021 10:43 AM

This is a joke, right?

Anonymous

1/14/2021 10:47 AM

Now I have to comment on how bogus questions 10 and 11 are. Question 10: What you're NOT TELLING us survey respondents is that CU is IN FACT GOING TO BUILD IN THE 100 year flood plain....but, because THE CITY OF BOULDER IS PAYING TENS OF MILLIONS OF DOLLARS FOR FILL DIRT TO ELEVATE CU'S "BUILDABLE AREA" UP AND OUT OF THE FLOOD PLAIN...THIS, in fact, is the only way in which the misleading premise of your misleading question can possibly be true. And on Question 11: once again, I don't accept the premise of this manipulative question. Of course, all other things being equal, I would support traffic demand management plan. BUT IT'S NOT GOING TO WORK. RESIDENTS ARE CONSTANTLY FED BALONEY ABOUT TDM, AND ARE PROMISED THAT IT WILL BE THE "MAGICAL CURE." And that we won't experience more traffic, just trust the

brilliance of the "transportation professionals." Well, GUESS WHAT: IT WON'T WORK. TRAFFIC IN SOUTH BOULDER JUST GETS WORSE AND WORSE. AND SO IT WILL, IN THE WAKE OF CU SOUTH. Don't promise things to the public that you can't deliver. Be honest with South Boulder residents. Just tell us that we're going to really screwed, traffic-wise, by this incredibly bad idea.

Anonymous

1/14/2021 11:47 AM

Would be ideal to restrict height limits to match with City guidelines

Anonymous

1/14/2021 12:11 PM

This area should be left alone and only be used for flood mitigation. The new plan does not assure and secure all the neighborhoods surrounding and being impacted by the CU annexation program. Our neighborhood (Greenbelt Meadows) has yet to receive information how the program would deal with the ditch which would receive flood waters when it overruns into our neighborhood again.

Anonymous

1/14/2021 12:16 PM

I strongly oppose the height requirement. We need to fill in vertically where possible, and the height would affect few people's view of the Flatirons

Anonymous

1/14/2021 12:49 PM

The survey fails to point out that CU's land must be infilled with 360,000 truck loads in order to raise it up out of the 100 and 500 year flood plain. It is disingenuous not to make this clear.

Anonymous

1/14/2021 01:20 PM

building limit less than 3 stories

Anonymous

1/14/2021 01:40 PM

The transportation survey being done is bogus and not an apples to apples comparison. The survey is being conducted during a pandemic when there is considerably less vehicle traffic during peak times.

Anonymous

1/14/2021 01:43 PM

All of this property should remain as natural, open land to protect the entire flood plane and the existing natural environment. No development of structures should be allowed

Anonymous

1/14/2021 03:34 PM

I don't have confidence in transportation studies. I reviewed the results of the last one which studied traffic on Tantra Drive and it had to be flawed because it failed to recognize the heavy traffic on that street as it is the only outlet for this whole Tantra Park area.

Anonymous

1/14/2021 03:45 PM

While I clicked "strongly agree" on most of those requirements, I think they should be even more stringent. The maximum amount of stories should 100% be 3, not 4-5. Allowing them to build 4-5 stories completely destroys the views in the flatirons. The area that CU is proposing to build on is so large & basically takes up the entire recreational space now used by the residents of Boulder & all of the wildlife that lives in the area.

Anonymous

1/14/2021 04:39 PM

The 500-year floodplain requirement was inserted by foes of this project. Limited building within the 100-year limit is reasonable, and only if accompanied by adequate insurance and limits to what might occupyable at

ground level.

Anonymous

1/14/2021 04:54 PM

My suggestion would be to plan for a 1,000 year flood plain, possibly even biblical. There is so much water vapor entering the atmosphere it is quite possible we may have extreme flooding events combined with long periods of drought in this region. Also, relating to traffic, the last thing we need is more fossil fuel vehicles polluting the already F grade air here. A complete ban on fossil fuel vehicles is recommended.

Anonymous

1/14/2021 05:08 PM

I do not believe the flood plain map includes all flood prone areas. I have visited this area regularly since 2000 and every Spring, the area south-west of the tennis courts is a mud bog. The flood plain map should also likely include the small pond south-east of the tennis courts. And, as mentioned above, there are many mud bogs along the road south of the tennis courts. All of these water features indicate underground water channeling and damming. During a flood event, these areas would fill with water and flood any near by facility.

Anonymous

1/14/2021 05:52 PM

Traffic control needs to keep access to main arteries and out of residential areas

Anonymous

1/14/2021 06:13 PM

No residency. Those inconsiderate little shits are going to litter and degrade the open space, just like they did to the Boulder Creek. Fuck that.

Anonymous

1/14/2021 08:17 PM

As someone who lives in the nearby neighborhood, I am very concerned about the increase in traffic that students, staff, maintenance will place as they crowd the limited streets in the area and begin to cut through smaller streets to get to the main campus on the other side of our neighborhood (Martin Acres).

Anonymous

1/15/2021 07:55 AM

Independent traffic study NOT a CU sponsored study.

Anonymous

1/15/2021 08:11 AM

Again, this is a ridiculous survey. The wording is clearly designed to get a positive response. PLEASE don't utilize this survey. This is a major loss of quality of life to nearly all of south Boulder for a benefit only to the University and one neighborhood (who won't be impacted by the building all that much). Does anyone REALLY think that the University will not find a way to wiggle out of city review requirements in the next 10 or 15 years? We're not that ignorant, are we?

Anonymous

1/15/2021 09:44 AM

Floodplain limits question should be in two parts, there is a huge difference in risk between a 100y and 500y floodplain. If building in the 500 year floodplain gets CU buildings and activities away from riparian areas and reduces the visual/noise impact on already existing neighborhoods, that should be a consideration. But it is not addressed here.

Anonymous

1/15/2021 10:35 AM

55 ft is soo tall, please consider dropping that height. Why the hell are we building in flood plains when we had a 1000 year flood 7 years ago and are projected to occur much more frequently

| | |
|---------------------------------|---|
| Anonymous 1/15/2021 11:31 AM | I am strongly opposed to the idea of developing student housing on this land, and I think any housing that is allowed to be constructed should be strictly limited in terms of building height and density. To me, the ideal maximum building height is 0 feet, but the proposed 55 foot limitation should be reduced if possible. |
| Anonymous 1/15/2021 11:49 AM | Turn moorhead into a massive bike lane with limited vehicle travel space. |
| Anonymous 1/15/2021 12:12 PM | 55 feet is TOO High |
| Anonymous 1/15/2021 12:30 PM | Would rather see it limited to 3 stories |
| Anonymous 1/15/2021 02:18 PM | I think there should not only be height limitations for the whole city but setback requirements so we can avoid ugly box buildings lining streets like narrow canyons. |
| Anonymous 1/15/2021 07:47 PM | Leave this property alone. |
| Anonymous 1/16/2021 10:57 AM | Prefer lower height limit for buildings |
| Anonymous 1/16/2021 02:26 PM | I think floodplain use should be top priority, that the whole area should be used by the city as open space, and to mitigate flood issues. I think traffic will be considerably worse. Other modes of transportation will be used and are nice, but everyone wants and usually owns a car. Cars will be parked in surrounding neighborhoods, which are already too full of cars parked on streets. They will be driven by CU students and faculty whenever desired, adding to traffic congestion. |
| Anonymous 1/16/2021 02:57 PM | I appreciate that the city is considering the transportation aspect of this proposal. I'd love to see a multi-use path connect the development to the rest of the city network. I don't care about limiting building heights - do whatever houses people most efficiently. |
| Anonymous 1/16/2021 03:31 PM | Any building by CU on the site is going to cause more traffic. They can't deny that. Table Mesa is already congested and adding a development would be a nightmare. |
| Anonymous 1/16/2021 03:57 PM | There should be no buildings here but if there are, 4-5 stories is still way to big. They should be limited to the 2 stories that most buildings in Boulder are limited to! |
| Anonymous 1/16/2021 09:25 PM | City review of the University's plans is ONLY an important requirement IF THERE IS A MEANS FOR THE CITY TO ENFORCE AGREEMENTS and for the City to prevent CU from flipping the property to a new owner. Building |

height limited to 55-foot maximum, with further limitations, is ONLY an important requirement if CU agrees to measuring height as we do for all City structures and is enforceable. NOT a Limitation, BUT A REQUIREMENT TO EXCLUDE ALL building in the 100-year and 500-year floodplain areas must be made a part of any agreement. A restriction to insure that NO vehicular traffic from the site enters the existing streets of Hwy 93, Broadway, Table Mesa is an essential requirement, since all of these streets are at capacity during morning & afternoon/evening rush hours, game-days, and other specific times, and travel by existing residents is already highly impacted.

Anonymous

1/17/2021 07:14 AM

please see previous comment, this area is a poor area for density as it is NOT walkable to any services beyond two liquor stores, the PDQ and a bank.

Anonymous

1/17/2021 08:29 AM

For transportation impacts, I'm curious if the traffic study also includes examining how the availability of parking lots will influence things. I think CU South should be developed to provide a lot more housing, but I don't think that housing needs to include parking lots. Bike racks and bus stops all the way! Also, the height limits shouldn't apply here. This is on the eastern edge of town so it wouldn't block and mountain views-- I'm all for buildings that are 100+ ft tall to provide as much housing as possible.

Anonymous

1/17/2021 08:35 AM

CU allowing review give City no ability to require things. I dont trust CU at all to respect CU and impact on BOulder residents that live between this project and campus. CU thinks of CU . CU could donate this land without annexation if they cared about Boulder and residents

Anonymous

1/17/2021 10:48 AM

You say nothing about the enormous amount of fill dirt that CU would need to bring in. Have any of you ever tried to turn L onto Table Mesa from one of the non-stoplight streets of Martin Acres or Majestic Heights at rush hour? It's impossible.

Anonymous

1/17/2021 03:09 PM

If effective flood mitigation can be constructed in the 500 yr floodplain I believe some uses therein could be justified.

Anonymous

1/17/2021 04:18 PM

1. The building height limit seems overly generous; you should have a reduced limit. 2. Emphasis on transit, bike, and pedestrian mobility sounds nice, but it doesn't recognize the need for car transportation. Any plan that doesn't look at ALL transportation needs, with a realistic emphasis on what people do rather than what you would like them to do, is doomed to failure.

Anonymous

1/17/2021 06:24 PM

I think the annexation is HORRIBLE. Hard to agree with these things as I disagree with the whole thing.

Anonymous

1/18/2021 08:28 AM

Anonymous

1/18/2021 08:53 AM

55 feet is too high! You are talking about developing previously undeveloped lands around the perimeter of Boulder with tall buildings.

Anonymous

1/18/2021 09:46 AM

Housing needs to include affordable units.

1/18/2021 11:43 AM

It's interesting that in this project requirement section I have 2 options for "no opinion". I've chosen this option in a few instances because I believe much more information is required. I'll address each individually: 8. City review of plans after the annexation is an opportunity for additional irritation and exasperation for the city. CU will not be required to incorporate any plan review suggestions into the plan. We have heard and read a great deal about CUs goal of being a good, collaborative neighbor, but the stances they've taken throughout this process indicates they do not seriously consider citizens suggestions, and will proceed as they wish. No detail of post-annexation development should be left to a "no teeth" review. 9. To decrease the footprint of the proposed campus, some have suggested an increased density of the housing component. If height restriction exemptions can be allowed without detrimental effect to the city's backdrop view, it should be considered. Any consideration of an exemption should be more critically reviewed the closer these structures are to the existing neighborhoods. 10. If the city agrees to liability for unforeseen damages to CU property due to flood mitigation structure and topographical modifications, this requirement should not be limited to structure type. Existing city codes are necessarily written because so many structures existed prior to our ability to map and evaluate with the tools we have today. If we proceed, we would be negligent to not use every tool we have acquired, and make decisions based on the best information we have at our disposal. 11. This requirement will require CU's long term development plan to inform said transportation plan. CU has stated the development plan will not be available until the end of this year, at best. So any transportation plan presented will be based on some serious guesswork. Cynically, CU may have a general development plan they are unwilling to share at this time. Realistically, Based on the unstable state of RTD finances and expected but unspecified service cuts, It would behoove the city to evaluate CU's transportation plan in the unflattering light of our own evaluation of a city, or city/county plan. We need to do better than not "unduly impact the transportation network that serve the site." The phrasing, and more importantly, the goal should include "the network between the site and the existing campuses" and "the severely strained road system serving the surrounding neighborhoods." The city has already made at least one attempt at a plan for widening Table Mesa , and was unable to proceed from either a plan agreement of funding perspective. The transportation impacts of the new campus to the surrounding neighborhoods should not be limited to the "finished" campus. My calculations of the needed fill delivery for the 129 acres project a 13 yd truck delivery every 1/2 hour over a 10 hour workday, that's 20 trucks a day, five days a week, for five years. The costs of these impacts cannot be pushed to post annexation agreement. At a minimum, the agreement must include a percentage of those future transportation costs be borne by CU. My guess is no less than 75 percent.

Anonymous

1/18/2021 12:08 PM

Again, manipulative questions. Shame!

Anonymous

1/18/2021 12:47 PM

It's a no brainer not to build in the FEMA 100-year and 500-year floodplain areas. Height restriction is vitally important. The piece of land is viewable from Hwy 39, and 93. It has been a beautiful buffer to development of Boulder and I want it to remain so. Because views of the Flatirons are one of the property's best features, it would be a shame to build anything that blocked the Flatiron views.

Anonymous

1/18/2021 12:57 PM

This parcel would better serve our community as Open Space largely left to wild nature.

Anonymous

1/18/2021 01:38 PM

This will be a population hotspot and supporting transportation factors, i.e., roads, mass transit need to be developed to adequately support activity.

Anonymous

1/18/2021 02:25 PM

I strongly encourage an all-mode transportation focus, but as a nearby resident I can confirm that there are very few amenities within a reasonable walking distance of our area because of Boulder's existing low-density development patterns, and the bike infrastructure in the area is inadequate (e.g. Table Mesa Rd. and S. Boulder Rd are horrible for bikes). The city needs to make improvements in the surrounding area to make it reasonable, safe, and appealing for new and existing residents to walk, bike, and use transit.

Anonymous

1/18/2021 02:35 PM

No additional housing is needed.

Anonymous

1/18/2021 04:54 PM

Review of CU's plan when they build, AFTER annexation, is not sufficient. City says we don't like but CU can continue to do what it likes unless details are in annexation agreement. Transportation - who pays for the new roads that are required for extra transportation. CU must and this should go in annex agreement. Of course 55' limit is important but there is no discussion of density and how much it lowers as you go west. I am concerned about mountain viewscape and a mere 55' limit does not ensure that will be maintained. Need plans.

Anonymous

1/18/2021 05:01 PM

Buildings for the sake of efficiency should be allowed to be higher than that standard. This intersection will be very congested. There needs to be more than one entrance. All students should be encouraged to come without cars.

Anonymous

1/18/2021 05:09 PM

Again, this is such a push poll, if you do not annex this property, CU would not be able to develop it. Where is that question? Where is the question about what impact of traffic would be too much? Where is the question about what height limit do you want? I think that size is too much, I also so not think this land should be developed at ALL by CU. The traffic will be absolutely horrendous. You have not taken into account the morning and afternoon rush of parents taking students to Summit, Mesa, Bear Creek, Southern Hills and

Fairview. You have not asked us about how do we think this will work? I know you were given the chance to redo this, why did you not? What is your goal? Oh right to have this survey be answered in the way you deem right. Again I am so very disappointed in the city. For a liberal town, I would expect a high moral fiber and a more open and transparent government. The transparency here is clear, you want people to "feel heard" with a dupe of a survey, one where you guide folks to what you deem the answer you want.

Anonymous

1/18/2021 07:46 PM

This is a completely disingenuous questionnaire that is leading people to answer with a positive response. Of course we want open space and recreational access, but not at the expense of massive amounts of traffic congestion, limited access to this area and a 30 million + bill for the citizens of Boulder to foot for putting in flood mitigation. I am pretty disgusted with how the city of Boulder, who is supposed to be working for its citizens, NOT CU, is handling this!

Anonymous

1/18/2021 08:03 PM

CU should be allowed to do what it wants with its own land. Boulder residents choose to live in a college town and we understand the university is the core asset of our community.

Anonymous

1/18/2021 09:11 PM

Given past actions of CU, I am very concerned that they would follow the plans and would accept City and public input to their plans.

Anonymous

1/18/2021 09:13 PM

If you don't need city approval, then don't seek it! Don't slow down building. Also, the height restrictions in Boulder in general are awful. Build higher!!!

Anonymous

1/18/2021 09:31 PM

I used to think city review was important. But after watching the city drag it's feet, I think things need to just move forward.

Anonymous

1/19/2021 08:35 AM

The current considerations of the city's oversight/feedback on development and limitations on what CU can do with the property are insufficient. The city should wait for the site development plan from CU prior to annexation.

Anonymous

1/19/2021 10:33 AM

Again, you are assuming CU will comply with these "promises". Were you born yesterday? CU has no credibility in keeping its promises to Boulder, particularly when it swept in at the 11th hour to purchase the South Campus property while Boulder was negotiating its purchase. Again, CU HAS NO CREDIBILITY THAT IT WILL KEEP ANY COMMITMENTS!

Anonymous

1/19/2021 10:56 AM

Boulder and the University should agree on a much more robust flood mitigation plan to protect Frasier Meadows area before considering these benefits and requirements.

Anonymous

1/19/2021 10:57 AM

Traffic from this project would ruin the neighborhoods in south boulder

1/19/2021 11:10 AM

This is going to create huge traffic problems for South Boulder, and I doubt studying "multi modes" will make much of a difference. Also, 55 feet is too high and will block views of the Flatirons.

Anonymous

1/19/2021 11:49 AM

I won't believe any study that says that Table Mesa can handle more traffic. Maybe those performing the study should try and live in these south Boulder neighborhoods for a few weeks and see how it really is.

Anonymous

1/19/2021 12:04 PM

People drive.

Anonymous

1/19/2021 12:45 PM

The 500 year floodplain wasn't defined by the study that CH2MHILL did or FEMA. Where did they get this boundary? Seems made up for the purpose of pushing this project through.

Anonymous

1/19/2021 12:53 PM

See earlier comment regarding meaningless questions. For example, I would oppose building heights of 55 feet (four or five stories) and want smaller buildings but the way the question is worded, I have to strongly agree with a 55 foot height limit.

Anonymous

1/19/2021 01:09 PM

These questions are phrased as if the project is going to happen. Very poorly worded and you have "no opinion" listed twice, instead of "neutral." Seems on-par for City staff screwing-up Boulder.

Anonymous

1/19/2021 01:23 PM

I feel that the 55 feet restriction is too high. I would prefer to see a 2 story limitation.

Anonymous

1/19/2021 01:24 PM

CU should NOT be allowed to develop this site!!!!!!

Anonymous

1/19/2021 01:27 PM

The traffic studies they are performing are a complete joke and do not even come close to estimating the impact of this project. The only option would be to block off all Martin Acres streets, including Moorhead Avenue, to through traffic, and we would need permit parking in our neighborhood paid for by CU.

Anonymous

1/19/2021 01:47 PM

I am very concerned about the transportation impacts of the development. I assume the University will try to leverage the City's need to deal with flood hazards in order to get out of paying their share of transportation infrastructure costs related to the development

Anonymous

1/19/2021 01:51 PM

CU has ALWAYS asked the City of Boulder for comments on its projects. This is not new. Traffic impacts are overstated. Students don't drive their cars to class. If there is an academic component at CU South, it may actually REDUCE traffic between the campuses.

Anonymous

1/19/2021 01:53 PM

I think that CU should be able to build residential structures, academic space or offices in the FEMA 100-year and 500-year floodplain areas because this is allowed with conditions under city building code. CU should not have to be held to a higher standard. After all CU is providing one of the most important services in our society..... education. It's not like they are proposing something antithetical to our values, like a shooting range!

Anonymous

1/19/2021 01:58 PM

Again, none of the above is relevant or helpful unless negotiated prior to, and as a condition of, annexation.

Anonymous

1/19/2021 02:05 PM

CU is going to build; that is inevitable. How about a bus system that stops there every seven minutes, and maybe stipulate/strongly urge people who live there don't own a car?

Anonymous

1/19/2021 02:20 PM

Please, please consider other options, including land Northeast of town.

Anonymous

1/19/2021 02:54 PM

These questions are not designed to truly allow a conversation. Of course buildings should be limited in height, but is 55 feet not an outrageous variance? Of course this will be a traffic nightmare, but do you really think we live in a utopia where you'll be able to ensure everyone will bike, walk or take a bus to campus? And if you require that, then won't they just park in Martin Acres and Majestic Heights and walk in? And why build near a floodplain at all? Why displace the endangered species that live in this beautiful space when you could instead develop an already urbanized plot of land in North Boulder? Also, if the City of Boulder is going to have to contribute upwards of 100M to develop the flood mitigation, then why shouldn't they have say in how CU uses the property? Why is CU being so secretive about the plans? You need some concrete details before ANYTHING gets voted on.

Anonymous

1/19/2021 03:12 PM

Please include in your transportation program: improved bike and pedestrian access to the CU South site from Frasier Meadows and other nearby neighborhoods. (Overpass or underpass.)

Anonymous

1/19/2021 03:39 PM

Bus and car are not mentioned in #11 but I think they will be heavily used.

Anonymous

1/19/2021 05:29 PM

The City cannot be trusted to protect it's citizens. They should play hardball and not allow the annexation under these terms.

Anonymous

1/19/2021 06:37 PM

This morning, I turned right on Table Mesa from 45th street. There was so much traffic that it took THREE lights before I could turn onto Broadway. Cars were stopped all the way back to 44th Street. There is NO WAY that Table Mesa can accommodate hundreds of more residents. And this is DURING covid when about half the number of people are working and studying from home.

Anonymous

1/19/2021 07:19 PM

While City review of CU development is important, CU has never followed city guidelines. 55' height allows for 6-story buildings, eyesore skyscrapers for Boulder. The city limitation is 35', meaning that the City has already capitulated to CU. While it is very important that CU not build in flood plain areas, these questions preclude any public input as to what the public would like to see on this site. The entire questionnaire is a sham. This is a fait-accompli, and City residents have zero say in the matter. While all-mode transportation is important, the traffic, noise, over-population impact has been swept under the rug. Noise levels in residential South Boulder have been over permissible City limits since 1993, and CU, City, and County have done

NOTHING to alleviate this, and they continue to exacerbate the problem.
This project spells an end to viable living in South Boulder.

Anonymous

1/19/2021 07:41 PM

Traffic on table Mesa is a huge concern as well as cars using the south boulder neighborhoods, like martin acres, to cut through quiet neighborhood streets to bypass traffic. Please help prevent this

Anonymous

1/19/2021 08:12 PM

1. The city needs to review and approve CU plans for development. If the city is going to be responsible for infrastructure at the site then the city must have a say in how development will proceed. 2. If CU does not build in the 100- and 500- year floodplains, that diminishes the area of lower elevation where higher buildings can be built. The hill to the west rises quickly which would limit the capacity of buildings over one-half the remaining site. Is it really worth it for CU to develop this land??? 3. As I said before; putting housing so far from the main campus will lead to increased car travel. 4. 4 story dorms similar to Williams Village do not fit in with the neighborhood and certainly don't look great next to open space and the entry way to the city.

Anonymous

1/19/2021 08:36 PM

Again, your questionnaire does not adequately allow for feedback. I am strongly against the development of any type by CU Boulder on this site.

Anonymous

1/19/2021 11:56 PM

Most of the above questions are of the moving-deck-chairs-on-the-Titanic variety. DO NOT BUILD THERE; it is a lousy idea for a large variety of reasons.

Anonymous

1/20/2021 12:28 AM

Please do not ruin the beautiful public (untouched by man) space around Boulder. Growth has its limitations also for Universities!!!

1/20/2021 08:26 AM

55 foot height important - we don't want the first approach to Boulder to be ugly. Mitigating flood impact is critically important after what we saw in 2013. The transportation of all the people potentially living at and/or traveling to CU South must be adequately planned to avoid another Williams Village dilemma.

Anonymous

1/20/2021 09:43 AM

CU should build at the Baseline zero property to minimize traffic

Anonymous

1/20/2021 11:26 AM

hope that all mode transportation means more non-motorized private vehicles and more use of bicycles, foot communal busing etc

Anonymous

1/20/2021 12:12 PM

First of all, as mentioned I have zero interest in having a development be done. However, if we have no choice in the matter, 4-5 stories sounds very high to me. I would not want the front range to be blocked in any way from those trails. That is one of the main benefits of using that trail system. In addition I am EXTREMELY worried about traffic impacts and I feel like no matter what proforma measures they are trying to take account in the traffic survey, they do not have a real picture of traffic due to COVID and they really need to realize that this property is far from the university and many more people will be driving than normal.

Anonymous

1/20/2021 12:16 PM

Why should the city allow them to build anything if they can ignore our feedback "as a state entity"? Being able to comment, which can promptly be ignored, is not confidence inducing.

Anonymous

1/20/2021 12:17 PM

This questionnaire should be invalidated. The city is not listening to us.

Anonymous

1/20/2021 01:11 PM

This questionnaire is biased in favor of CU South Annexation and I am strongly opposed.

Anonymous

1/20/2021 01:56 PM

#9. CU's proposed building heights does not respect current limitations in Boulder. #10. Floodplain plans ignore expert advice given over two decades, and especially ignore our experience in South Boulder during the Sept. 2013 flood. Given the fact of planetary warming, with concomitant climate change resulting in more and stronger floods, building in the 500-year floodplain is very risky and inadvisable business. #11. These proposed residences are five times the distance from campus as other CU facilities. Transportation modeling and management based on current residential locations isn't valid.

Anonymous

1/20/2021 02:00 PM

see previous comment.

Anonymous

1/20/2021 02:39 PM

I think if it makes sense in terms of the traffic study, parking, etc., that it could be beneficial to go above the 55 foot height limit if it means that more (affordable) housing can be provided while still maintaining significant open space. I also think building in the 500 year floodplain should be allowed, albeit safely.

Anonymous

1/20/2021 05:16 PM

It'll be important that traffic flows via the existing access road to the site, not via Tantra Drive.

Anonymous

1/20/2021 06:29 PM

Again, a transportation plan that prioritizes bike/ped/bus transit MUST be part of this plan. Moorhead has already experience considerable increase in bicycle traffic since the opening of US36, but there has been zero effort to improve facilities or calm traffic. Bus service along the Moorhead corridor has also been decreased in recent years, with the 204 running reduced hours and not on weekends - for CU South to be successful, we need dramatically increased transit options and bike/ped facilities along Moorhead.

Anonymous

1/20/2021 10:20 PM

Leave it alone. Boulder is crammed with people burning fossil fuels and occupying open space

Anonymous

1/20/2021 10:46 PM

Like many times before, the city will hire a committee to hire a committee to waste tax dollars on studies that go nowhere and do nothing and cause delay. NO more of that. If they're involved we'll be back to another 20 years before this comes up again. NO CITY INVOLVEMENT.

Anonymous

1/21/2021 07:02 AM

I oppose construction on this land.

Anonymous

1/21/2021 07:34 AM

The university should not be completing and contracting the traffic study and it should not take place during a pandemic. The data is biased and therefore junk. It should be an independent study. Also, no access on the westside of the property should be provide as the area around Marshall Road is a quiet area used by rural residents and recreation. No building should occur on the site especially not to 55 feet or in the flood plain. Just because you can do something doesn't mean you should. At some point you need to ask yourself is this the right thing for the future of the community and it's residents.

Anonymous

1/21/2021 08:33 AM

An additional consideration should be that the entire area of CU South is regularly inundated with water and has historically been a wetland and flood plain (to a greater extent than your map indicates I believe). The ground underneath is not good for building structures. I live nearby and can attest that building on sediments is a terrible idea.

Anonymous

1/21/2021 10:15 AM

55 ft building height limit is too high. Any buildings should have a lower height limit of no more than 2 stories. And, I oppose constructing buildings on the property.

Anonymous

1/21/2021 10:20 AM

Lets not build anything there and switch NOBO land for CU south. then the land cane bu used for open space and flood mitigation only.

Anonymous

1/21/2021 12:53 PM

if you make this mixed use, residents won't need to drive so much. Put in a grocery store and some services.

Anonymous

1/21/2021 01:33 PM

Seems there are more feasible options/solutions in Boulder

Anonymous

1/21/2021 02:00 PM

Several of these questions are constructed in a biased leading manner by Staff to achieve answers that they wish for approval of the annexation and subsequent development of a second CU campus. For example building height requirements at 55 feet and CU, rather than the The City of Boulder, doing the traffic study for the city. This survey looks like a political promotion by Staff, rather than an objective survey that would pass academic review. Shame. It smells of corruption. You promote benefits, but attempt to hide the known disastrous consequences. Boulder residences are not that ignorant. Please be honest.

Anonymous

1/21/2021 02:21 PM

leave the 500 year and 100 year flodd maps as they are the 100 year is so unnecesssy. this is all geared to having CU SOUTH ANSWERS BE IN THE FAVOR OF THE ENTITIES THAT CONTROL THIS PRECIOUS SITE, THERE ATE THOUSAND MORE LIKE ME WHO SAY THIS LEAVE THIS SITE FOR VERY VERY VERY MINIMAL BUILDING,,

Anonymous

1/21/2021 02:49 PM

If it's a car-free community, no one can complain about increased traffic!

Anonymous

CU has a history of SEVERELY snarling up roadways through boulder, just

1/21/2021 02:55 PM

look at the endless underpass from the 2000s. Please do not do the same here!

Anonymous

1/21/2021 03:21 PM

Height limitation seems too much. What height are the proximal buildings/homes? They should be aligned.

Anonymous

1/21/2021 03:39 PM

While the university should be cognizant of the building height limit on the western edge of the property, other buildings should be above the 5-story limit. Boulder's building height limit and majority single-family housing zoning has caused housing costs to explode. CU is not subject to the height limit and should not limit development to appease a handful of home owners who are more worried about their resale value than what is good for the community. Students are the backbone of the Boulder economy; if they do not have to spend as much on housing, then they will spend more in the community. A bus only lane on US 36 from Table Mesa to Colorado Ave may be useful if it decreases transit time between CU South and the other two campuses.

Anonymous

1/21/2021 03:46 PM

You've already heard my opinion on all this. The whole thing, both the projects and the questions on this page, are ----- (that's technical talk).

Anonymous

1/21/2021 04:23 PM

Again this land should not be developed. It is valuable open space. If the development is allowed the City of Boulder must insist on a legally binding contract with CU acceding to our demands as a precondition for annexation.

Anonymous

1/21/2021 05:48 PM

55 feet is too high for buildings.

Anonymous

1/21/2021 07:27 PM

I am very concerned about the amount of traffic and the impact it will have on the already congested Table Mesa Dr and Foothills Parkway.

Anonymous

1/21/2021 07:35 PM

All of these so-called requirements are only suggestions, non-binding on CU. The City has no legal leverage to enforce them and is solely dependent on "good will".

Anonymous

1/21/2021 10:00 PM

The neighboring community to the west is already at a tipping point in terms of traffic. Lots of car accidents and dead pets hit by cars. It can be frustrating and dangerous to turn onto Table Mesa from these neighborhoods already. Despite providing a transport hub at CU South, the increase in traffic will be responsible for deaths, lessen quality of life (increased frustration) and create a rift with between the South Boulder residents and the university.

Anonymous

1/22/2021 06:49 AM

This answers some of my previously stated concerns. I still think that added that much increased traffic to this part of town is problematic.

Anonymous

1/22/2021 07:53 AM

There should be no building on floodplains at all, and preserving the wetlands is important. It is hard to tell that the area is greatly wetlands as CU has installed drains on the land, which impacts the current ability of the land to perform flood mitigation. I am strictly opposed to annexation. Limit

development as much as possible. Is the traffic study to be done before annexation? How many residences? The area should be kept as natural as possible, with an emphasis on maintaining the ecosystem. I fear it will look like another manicured, pesticide controlled area destroying the natural beauty of the land.

Anonymous

1/22/2021 08:32 AM

These restrictions would be a good idea if developing CU South was a good idea, which it is not.

Anonymous

1/22/2021 09:12 AM

All development affects the historical floodplain. The city won't allow me to install 40 square feet of pavers on my lot because it would "impact natural drainage".

Anonymous

1/22/2021 10:43 AM

This sounds good....but in practice is not the best use of this space.

Anonymous

1/22/2021 10:57 AM

I personally dislike the look of all these boxy apartment buildings going up in town. I'd hate to see another eye sore like those driving into town.

Anonymous

1/22/2021 11:05 AM

It all sounds good but the traffic will not work. I live here. I know the traffic patterns. Even double the traffic in this area and it will be bottle-necked all day long. I wouldn't be able to reach my complex that is adjacent. On Fridays the traffic is already heavy and this would make it a crawl for residents.

Anonymous

1/22/2021 11:11 AM

City zoning restriction. are the site will have extra grocery store, shopping, restaurants and other stores too?

Anonymous

1/22/2021 12:42 PM

As a data scientist it is clear this is a biased questionnaire and not an effective means of gauging public support for or against this project. These survey results should not be used in any materials presented to the city or public.

Anonymous

1/22/2021 12:43 PM

All of these questions are making this seem like a done deal. The traffic alone will be horrendous even with these measures in place. As it is now, sometimes it takes me over 10 minutes just to get out of my street onto Table Mesa and the traffic backs up to at least 43rd St or farther going west on Table Mesa. The pollution it is adding to the air quality around my house is disgusting.

Anonymous

1/22/2021 12:45 PM

Let a huge part of the flood plain be an off leash dog park where owners can actually walk/hike with their dogs. This is how people use the area right now. People don't want to stand around in a dirt pen (think Valmont dog park or East Boulder Rec dog park. Yuck!)

Anonymous

1/22/2021 01:08 PM

Save room for wildlife!

Anonymous

1/22/2021 02:24 PM

For City Review, I think this is a good idea in terms of town/gown cooperation but I do have some concern that the project could be derailed by the

vehemently anti-development minority ("we live here and like it just as it is so no can move here or change anything"). I don't think my opinion of the height restrictions should have any impact as I am not directly affected by it.

Anonymous

1/22/2021 02:58 PM

It is extremely important for every single resident of Boulder County to understand the inherent LACK OF OVERSIGHT municipalities have over State and Federal construction projects. Very few people understand this, and are mislead to believe they have an opinion about government building/property developments. There is absolutely no requirement that a municipality have any access to PUD documents, when a State or Federal building is being planned, approved, constructed or completed. I can attest to the impacts this lack of oversight has on the construction and renovation of three schools in Garfield County.

Anonymous

1/22/2021 03:42 PM

5 stories is too high, limit should be lower.

Anonymous

1/22/2021 06:02 PM

considering most buildings in the area are two story max, 5 story building feel like skyscrapers in this area of town. perhaps consider building down (basement) rather than up?

Anonymous

1/22/2021 06:59 PM

As a resident of CU-South adjacent land, I truly don't care about the building height limits. I care very little about the city review (beyond making sure plans are within the annexation agreement and city limitations). It is more important to me that we have flood mitigation and have some spaces that are still useful to surrounding neighborhoods and the city as a whole for recreation (e.g., hiking, a dog park, a running track), and that we decrease traffic into town by having more people live where they work/study.

Anonymous

1/23/2021 05:49 AM

Buildings shouldn't be taller than 3 stories

Anonymous

1/23/2021 07:44 AM

This land should not be developed at the scale they are talking about. Traffic is going to be a nightmare as there is only one entrance in and out. This is a bad idea and should be stopped.

Anonymous

1/23/2021 08:08 AM

any proposed way to mitigate traffic will not work. This is a limited access site that requires low density development

Anonymous

1/23/2021 08:09 AM

I strongly encourage building heights to be greater than 4-5 stories so that more housing is made available. This will improve housing affordability and reduce the need for further annexations.

Anonymous

1/23/2021 09:40 AM

height limit should be lower -- 3-4 stories rather than 4-5 stories. That will make a huge difference.

Anonymous

1/23/2021 11:29 AM

It is frustrating to be a resident of Martin Acres and have the city consider adding even more traffic, when we are surrounded on 3 sides by major arterials.

Anonymous

1/23/2021 02:36 PM

Although pushes towards using 100 year floodplain may sound reasonable at first, reducing the surge capacity of the land in the area to absorb runoff endangers all property and pre-existing structures. It is critical that proper oversight is provided for flood management plans so that the existing neighborhood is not put at significantly increased risk by the new development. Boulder's continued limitation on building height is indefensible, and it is pricing out all but the richest from living in our city. I understand that building height limitations are very popular among many of the "I got mine." crowd who've lived in Boulder for decades. However, it is important that the town's governance takes into account the future health of Boulder. Don't default to the judgements made when Boulder was a very different (and more affordable) place.

Anonymous

1/23/2021 05:36 PM

Buildings of 4-5 stories are too tall. They should be 3-4 stories maximum.

Anonymous

1/23/2021 05:46 PM

CU needs to take the city's input into consideration before building begins

Anonymous

1/23/2021 06:04 PM

These are loaded questions that are unreasonable to give an honest answer to. If my answer as a citizen is not to develop any of this land, answering these questions give my implicit approval for the development actions.

Anonymous

1/24/2021 08:23 AM

The height restriction of 55ft or 4-5 stories allows for high density housing. At this density the available open space and trails access will be highly impacted. How will the new building change the 100 and 500 year flood plains? How will these additional impacts work into the current assessment?

Anonymous

1/24/2021 08:55 AM

These questions are designed to make the participant agree with the underlying premise that development of this space is wise. It is not, so these questions are invalid.

Anonymous

1/24/2021 03:39 PM

The Table Mesa intersection is already a nightmare so I hope you can redo the whole thing when the time comes and make it less dangerous.

Anonymous

1/24/2021 03:47 PM

No buildings in 100 and 500 year flood zones. CU provides free bussing to campus and free Uber to limit car use, as the residents will NOT be walking and biking to campus as it is too far away. The only way to truly limit car use is to limit residential uses.

Anonymous

1/24/2021 08:51 PM

There has to be a good plan for this, because of the capacity to impact already severely crowded roads- Table Mesa Drive, Rt. 36, and the Parkway.

Anonymous

1/25/2021 09:08 AM

Add more roads in the city to support the additional cars that will be driving due to this project.

1/25/2021 09:50 AM

I would much rather CU use less land to build more housing via more density and taller building heights than continue the adherence to the 55ft limit. The 55ft limit is an idea whose time is over imho.

Anonymous

1/25/2021 11:27 AM

the city should use this opportunity to reduce car dependency in the area and increase height maximums and density in the city controlled land around the CU south area. Car capacity should not be priority. that focus should go into transit, bikes, and peds. city should create a dedicated bus lane on south broadway, table mesa drive, and 36 through the city to address this.

Anonymous

1/25/2021 11:47 AM

Building height should be limited to 0-foot maximum. There should be no development at all on this property. The University should sell the property to the City of Boulder.

Anonymous

1/25/2021 12:02 PM

There needs to be multiple ways to get to CU South without disrupting the current 'enclosed' private neighbors. The amount of traffic from CU South through to Broadway is a concern.

Anonymous

1/25/2021 02:29 PM

Boulder cannot sustain growth as large as South Campus without an unacceptable demand on US 36 and local roads. The latest US 36 project, RTD's latest FasTracks bus solution, the delay of rail to Boulder into the distant future and the existing local roads do not offer any spare capacity for the development of South Campus. The capacity of Boulder City Local Roads and US 36 are already being challenged today and the demand of additional vehicles on our roads will only further deteriorate the quality of life. Boulder does not need a bigger CU campus system and CU needs to look to expand in other areas.

Anonymous

1/25/2021 03:59 PM

Impacts on the local transportation infrastructure due to adding a proposed 1,100 residents plus employees are potentially significant, and would be borne largely by local residents. While the university's commitment to investigate needed transportation infrastructure is a good first step, it seems reasonable that the results, and the decisions based on those results, should be known before an annexation decision is made. Say, for example, that the transportation study revealed that even with considerable improvements, the infrastructure could only reasonably support an additional 500 residents and employees (the number is for illustration purposes only)--that should substantially change the proposed development.

Anonymous

1/25/2021 04:13 PM

The route of traffic study being conducted by CU from 30th and Colorado to the main campus is not comparable to any route that would be taken from CU South to the main campus.

Anonymous

1/25/2021 05:39 PM

These questions are also misleading and ridiculous. What of the answer. No building should be allowed. We all know the attempt to crate a limited traffic plan is a wish and will fail. Why even ask? Why does C U get a reprieve on height allowance?

Anonymous

1/25/2021 06:48 PM

The housing benefit can be greatly expanded by forgoing the height limit. There should be a discussion of the trade-offs rather than a hard cap.

Anonymous

1/25/2021 09:44 PM

I somewhat agree with the above but would say that making this an opportunity to develop additional multi-modal transportation options in concert CU that make it easier for people to walk and bike instead of drive is

even more important. There could be some really cool, sustainable transportation systems here that spotlight how both the city and CU are innovators!

Anonymous

1/26/2021 01:17 PM

All of the above proposed requirements or restrictions would obviously be critical to any development on the site. By including them in this survey in this manner, it seems that if a resident responds and agrees to obvious requirements, that the resident is acquiescing in the notion that there should be development by CU on this site. The survey is poorly constructed. It's not designed to elicit clear responses from the community about the proposal.

Anonymous

1/26/2021 01:25 PM

I could see making Moorhead a great bikeway, if you could slow traffic by narrowing the car lanes and adding great protected bike lanes on Moorhead. Please add some great, safe bike routes and paths.

Anonymous

1/26/2021 02:51 PM

Even the 500-year flood plain does not reflect near-term flood risk on that site. City review is important, but I've personally watched the City misbehave badly to CU, repeatedly. I do not trust you as fair reviewer.

Anonymous

1/26/2021 03:50 PM

It seems unimaginable to add so many new commuters to a parcel at such a weak intersection.

Anonymous

1/27/2021 07:41 AM

Restrict all development on this land.

Anonymous

1/27/2021 08:05 AM

Do not increase vehicle traffic—any expansion should not increase Vehicle Miles Traveled. Again, terrible biased questions that emphasize how “charitable and generous” the university is. Improve public transit, walking, and biking infrastructure . Do not build new roads (absolutely nothing bigger than 1 lane in each direction, with no new exits). It's that easy

Anonymous

1/27/2021 08:17 AM

Don't expand. Why is that not still not a question?

Anonymous

1/27/2021 08:32 AM

I feel like I still haven't seen a mention of the land swap with the lot up in North Boulder which would allow for better access to the CU community coming in from Longmont, provides a similar distance between the site and the main campus, and is located in much less trafficked area of Boulder helping to spread this increase in traffic.

Anonymous

1/27/2021 08:35 AM

This whole survey is based and clearly favors a CU opinion. Your gonna find a way to cheat every enviro impact, traffic, or safety report and just do what you want to do while pretending to care

Anonymous

1/27/2021 08:43 AM

What about erosion concerns from the neighborhood above CU south? What about impacts on wildlife? What about the degradation of wetlands not in the flood plain?

Anonymous

1/27/2021 09:02 AM

Not building on the 100 & 500 year flood plain is not sufficient. With climate change, we NEED to be smarter and preventing development on the 50 year flood plain as well. We need to think about the future

Anonymous

1/27/2021 09:23 AM

See my first comment for transportation concerns.

Anonymous

1/27/2021 09:24 AM

Conservative building plans regarding floodplain management is prudent and should be followed to avoid the 500 year flood plain estimates... With our climate changing, there is no guarantee these floods do not become more common, and letting nature run its course is the best way to avoid massive costs down the line. A high priority placed on biking, walking, and public transit is ABSOLUTELY paramount.

Anonymous

1/27/2021 10:21 AM

CU is bending over backwards to make accommodations for Boulder and its residents, even though they don't have to. Opposition to this plan is nothing but the basest NIMBYism. People opposing this plan should be ashamed of themselves.

Anonymous

1/27/2021 01:41 PM

It is CU's land, not the people who live in South Boulder and use it as a private park

Anonymous

1/27/2021 02:34 PM

CU Boulder will not abide by any rules in place by Boulder as they have no reason to as a state run facility. So I believe it is disingenuous to think they will actually follow any height requirements. Also Boulder has a reputation for giving away height and parking requirements to any developer they please, while coming down hard on residents. So no one will believe this load of garbage.

Anonymous

1/27/2021 08:26 PM

It sounds like CU is driving this bus. The city would be permitted to 'review' the university's plans? The University 'does not require the City's approval' ... Well, it DOES require annexation, which we are under no obligation to provide.

Anonymous

1/28/2021 07:17 AM

Let CU do this on its own. CU is not forthcoming with its plan. This is not truthful on CU's part. CU has long term plans for development: 50 years even 100 years. CU has proved to be a poor neighbor to Boulder: the way the property was purchased in the first place, untruthful with revealing its plan, poor management of COVID, etc. I see the fire station as benefiting CU as it builds out there. The city has no need of a fire station out there until CU builds out there. I see no advantage to bringing city services out to the property. It is great as is. Even if CU closes public access as punishment (not so neighborly). It is already a flood conveyance zone, wetland habitat, and helps the city with its climate goals; It does not develop new areas (buildings to heat and cool) and will encourage CU to increase density if it truly needs more space.

Anonymous

1/28/2021 07:56 AM

I don't feel that the 55-foot limit need apply. IF housing and other structures are built at CU South, I suggest that taller, more dense development might be a better option, at least on the portions of the property that are fairly far east of existing housing at Tantra. I am very concerned about transportation impacts, and support a close look at multi-modal options, to minimize the car traffic on Table Mesa Drive, including adding protective bike lanes on Table

| | |
|---------------------------------|---|
| | Mesa Drive and Moorhead. A limit on the number of new buildings and housing units could help limit the impacts on traffic/transit needs. |
| Anonymous 1/28/2021 07:49 PM | Who created this delightful survey? |
| Anonymous 1/28/2021 08:18 PM | Right now, getting from the 36 bike path to campus means crossing at multiple busy lights on South Boulder Road, and then Moorhead, which has a lot of on street parking that can be a hazard to cyclists. If a route could be improved for getting to campus that lessens these risks to bikes, that would be an excellent improvement, and likely would encourage lots of the residents at this new site to bike to campus. |
| Anonymous 1/28/2021 08:50 PM | Building in a flood zone pushes the hazard to a new area that may not be predictable without extensive studies. Flood hazards are increasing over time - Mean Recurrence Intervals are decreasing due to climate change, so "100 year" and "500 year" floods are likely to become more common. |
| Anonymous 1/29/2021 12:10 PM | What chance does the city of Boulder have in the event any of the provisions are not met or if they are broken? Does the city have the equivalent of a damage deposit for broken promises? If not why not? |
| Anonymous 1/29/2021 02:44 PM | Fill dirt used to raise CU land above the flood elevation should be limited to the 100-year flood, not the 500-year flood as is currently in the agreement. CU should not get a higher level of flood protection than City of Boulder residents. |
| Anonymous 1/29/2021 03:38 PM | 55 ft is too high for this area. Would you let me do it? Why is the city supposedly paying for fill if nothing is being built in the flood plain? I think this is misleading and deliberately so. |
| Anonymous 1/30/2021 09:09 AM | There should be a 24' building height limit similar to what exists in residential Boulder. |
| Anonymous 1/30/2021 11:43 AM | I strongly disagree with the annexation and developing the CU South area. If annexation does go through, I do agree that there should be city oversight and limitations. |
| Anonymous 2/01/2021 02:54 PM | I do not support the CU plans for development and the restrictions and requirements become a moot point for me. |
| Anonymous 2/01/2021 03:20 PM | Since CU's annexation proposal includes "escape hatches" for all of these items, even if agreed to, any stated agreement becomes null and void if CU chooses to ignore it or void it. Therefore these questions are meaningless as well. |
| Anonymous 2/03/2021 09:21 AM | The area at Foothills, Table Mesa, Hwy 36, Thunderbird etc. is already convoluted, confusing and dangerous. Very careful consideration must be given to transportation / traffic issues. |
| Anonymous | bicycle crossing of 36 could greatly improve by constructing ramps to |

2/03/2021 09:34 AM

connect to the existing pedestrian bridge.

Anonymous

2/03/2021 07:42 PM

The Hogan Family continually discusses the Van Vleet/ Open Space property and the adjacent East half of the CU South Property with recreators, as it only being a matter of time until the entire East half of CU south is designated Open Space, fenced off and banned from Public use. Please consider a visitor feedback station at CU South for a period of time, similar to Open Space trailheads.

Anonymous

2/04/2021 08:40 AM

Bike and ped infrastructure to connect across Table Mesa to the existing network of paths is key. Right now the connection across Table Mesa near the entrance to the 36 is dangerous.

Anonymous

2/04/2021 08:45 AM

Flood mitigation and flood plain preservation can be achieved and still provide lots of student housing.

Anonymous

2/04/2021 01:16 PM

I think the city and its residents should give more trust to the University, considering that the University is what has essentially causes Boulder to develop into what it is and be a desirable place to live and work.

Anonymous

2/05/2021 10:59 AM

Increasing affordable housing is of much greater benefit to the community than restricting building height. I'd much rather live in a community that welcomed diverse citizens than one with pretty views of the mountains. In addition, the University should be doing as much as it can to relieve the demand for open-market housing in the city.

Anonymous

2/06/2021 10:58 AM

This plan solely benefits CU at the expense of our city - I do not believe CU needs to double it's size - particularly in a flood plain where the infill plus other benefits to CU will rest on the City.

Anonymous

2/06/2021 01:38 PM

I live in the Table Mesa Village mobile home park and I am concerned about an increase in traffic should the site be annexed

Anonymous

2/08/2021 08:28 AM

I wish you had provided an "irrelevant" option as I find these questions to be irrelevant to the property, since I firmly believe this parcel should NOT be developed.

Anonymous

2/08/2021 10:13 AM

Again, if the city has land needs, they needs to buy the land, not take it.

Anonymous

2/08/2021 10:56 AM

The height requirement at 4-5 floors is much too high. That will significantly affect the feel of the neighborhood and echo typical student housing in a way that create a dorm-like atmosphere, to the detriment of the community. Also, faculty and staff will not want to live in big apartment buildings. Think townhomes.

Anonymous

2/09/2021 08:26 AM

Height limits are extremely important. Tall buildings are destroying what Boulder is known, loved, and valued for.

Anonymous

Access to that area is already problematic: Increasing traffic by orders of

2/09/2021 02:36 PM

magnitude should be considered a non-starter.

Anonymous

2/09/2021 02:38 PM

No building should be done on the site. The site should be used only for flood mitigation. Transportation to the site should be limited.

Anonymous

2/09/2021 03:01 PM

This site is currently a very well used site for recreation - pls build adjacent to the main campus and extant CU development.

Anonymous

2/09/2021 03:05 PM

The University should not be allowed to build on the floodplain

Anonymous

2/09/2021 04:09 PM

The city rarely approves annexations without a site review. This large annexation needs a site review to determine important components of future development so community infrastructure needs can be determined - on site as well as offsite. The responsibility to pay for infrastructure is also important to fully understand so there are no surprises when there is development. Transportation also includes assess issues, intersection improvements and who pays ,etc. Urban design and architectural character is also approved at site design. If CU is nit ready for a site plan they should agree that any development should be subject to a site review.

Anonymous

2/09/2021 05:49 PM

There is NO NEED to develop this land. It would put an unnecessary burden on the South Boulder residents and those people using 36.

2/10/2021 05:46 AM

Is it really necessary to build 55 feet tall structures in this area? The view of Boulder from an eastern approach will forever be marred with multistory buildings?

Anonymous

2/10/2021 06:17 AM

Quit building in flood plains. You are making problems for the future. With climate change 500 year floods sound like they will be frequent-er.

Anonymous

2/10/2021 11:45 AM

Please do not route traffic through our Hyview neighborhood. We have lots of families that live here and there is limited traffic given the lack of through-access streets from west to east in the neighborhood. Thank you.

Anonymous

2/10/2021 12:31 PM

I have significant concerns about traffic impacts and additional congestion in an area that is already congested. While it is important that the university emphasize bike and pedestrian mobility, a realistic assessment of the increase in traffic must be considered. Realistically, many people opt to drive a private car rather than bike in the winter.

Anonymous

2/11/2021 08:37 AM

The development should be a "net zero" development; which means there should be no increase in vehicles (or fossil fueled vehicles).

Anonymous

2/11/2021 08:43 AM

Access to this area for large numbers of people via motor vehicles is going to create problems along Table mesa. I hope they don't consider a connection from Marshall Road because that road is one of the few remaining pedestrian/bike friendly connections in the area.

Anonymous

2/11/2021 08:44 AM

No annexation

Anonymous

2/11/2021 08:47 AM

No residential development at all is a better plan

Anonymous

2/11/2021 08:48 AM

I think the height limitation should be stricter. When did Boulder extend the height limits above 3 stories?!?!?

Anonymous

2/11/2021 08:48 AM

This site is ideal for minimizing use of cars to and from university. It is even walkable, though most would bike or ride a bus. This is not true of other sites in Boulder that have been proposed.

Anonymous

2/11/2021 08:49 AM

Smart development in the 100 and 500 yr floodplains (elevating buildings, no basements, accommodating flows) could be less impactful and more sustainable than manipulating the floodplains, filling the site and forcing flood waters into different areas. Open space and flood mitigation should be 2 separate land use categories.

Anonymous

2/11/2021 09:08 AM

The fact that there is no final review and approval of development plans by the city is a serious problem with development here. It puts enormous pressure on the annexation agreement- is there even an assurance that the annexation agreement is binding. How does the current comp plan designations for the site compare to what is proposed.

2/11/2021 09:15 AM

I would like more details on how all the additional traffic created by the new housing will be addressed.

Anonymous

2/11/2021 09:30 AM

There should be no construction of buildings of any type or any purpose in 500-yr floodplain areas, and there should no adverse impacts to surrounding neighborhoods from CU-South related traffic and transportation.

Anonymous

2/11/2021 10:13 AM

There should exist all of the same review and restrictions as any other City or County commercial development would require. Those conditions and restrictions are there for a reason, to protect Boulder and its residents. The fact that a state entity thinks (maybe correctly) that it is above local laws does not make that right.

Anonymous

2/11/2021 10:46 AM

Height limit should be less than 55 feet - max 2 stories

Anonymous

2/11/2021 11:06 AM

City "review and comment" is useless unless it has jurisdictional qualities. Unless required through approval, this is a laughable aspect of giving CU the annexation it seeks. Put some tooth in it!

Anonymous

2/11/2021 11:23 AM

There is already too much traffic in this area! Enough is enough! Boulder needs to listen to the people and work to mitigate these issues by dispersing the traffic throughout the city by building the enormous complex on the north end of the city!

Anonymous

2/11/2021 11:50 AM

The area around the Foothills Hwy and Table Mesa interchange is already at a maximum with stopped traffic in the area routinely (not during the pandemic restrictions). Adding any further to the traffic is unacceptable to neighbors who breathe the air. Being able to get in and out of Frasier Meadows will be further limited by development of this area. Traffic noise in Frasier Meadows is already an ongoing problems and will be worsened by development of the CU South property.

Anonymous

2/11/2021 12:29 PM

The city of Boulder should buy the land for open space or turn the entire area into a park with flood mitigation.

Anonymous

2/11/2021 12:47 PM

The city would only have advisory capacity? No, no, no, no!!!

Anonymous

2/11/2021 01:11 PM

way too loose! should be no-car area; one story buildings (if any); minimal traffic of delivery vehicles, etc.

Anonymous

2/11/2021 01:39 PM

Talking about height limits on buildings in a flood zone where there should be no buildings at all seems a little weird. Talking about transportation of any kind to a flood zone seems bizarre. Recreation in a flood zone? Are you serious?

Anonymous

2/11/2021 02:53 PM

Already commented

Anonymous

2/11/2021 03:54 PM

55 feet (4 - 5 stories) is extremely high for this area. Again, this looks like a done deal between the powers that be, so my objections are irrelevant. But, since you are at least appearing to solicit feedback, PLEASE limit buildings to 3 stories or less. Transportation: CU South is a long way from the main campus. You are delusional if you think that students will not generally prefer to park their cars at CU South and drive to campus. That will lead to increased traffic on Table Mesa and Broadway. I hope you're planning on asking CU to participate in road infrastructure improvements, particularly at Table Mesa/Broadway and Table Mesa - Hwy 36 on-ramps. Increasing bike paths and RTD frequency alone will not alleviate the obvious traffic congestion to come.

Anonymous

2/11/2021 06:58 PM

I think there should only be one way in to CU South at Table Mesa and one way out at 93/Broadway except for buses, emergency vehicles, bikes and pedestrians.

Anonymous

2/11/2021 07:28 PM

Why do you have "No Opinion" twice for questions 8 - 11? This carelessness further suggests this exercise is a smokescreen.

Anonymous

2/12/2021 10:43 AM

None

Anonymous

Build it and they will come, so get your transportation corridors ready for

2/12/2021 11:25 AM

more volume. What does "safeguard existing transportation network capacity" mean? That sounds like you would do the opposite, NOT get transportation corridors ready for more traffic. Seems counter-intuitive.

Anonymous

2/12/2021 02:32 PM

The huge impact on already congested traffic on S. Boulder Rd. is a major concern of CU's building plans at this location.

Anonymous

2/12/2021 03:22 PM

If you live in South Boulder, you already know that the traffic on Table Mesa Drive between campus, along Broadway south to Table Mesa Drive and then traveling east on Table Mesa Drive is a nightmare. Traveling on 36 East from Baseline to Table Mesa Drive is already dangerous. What is it going to be like with an increase of population on that site? Planners say that the students will take the bus or ride their bikes. We know this is not true. They each have a car and those cars will be traveling on these already too crowded roads.

Anonymous

2/12/2021 03:41 PM

Table Mesa is a substantial barrier to easy bike access from the site to campus or to town. There should be a dedicated bike corridor/green lane that leads from the property to the campuses. CU and the city need to work on offering options beyond driving alone and show that the CU community can be torch bearers in reducing drive alone trips. The buildings should also be LEED certified while still allowing fresh air flow.

Anonymous

2/12/2021 04:10 PM

What the city is giving up is more important to me than the meager accommodations CU is willing to make to achieve a deal.

Anonymous

2/12/2021 06:00 PM

These are stupid questions because the University does what it wants to spite the city and the city does what it wants without concern for residents. But CU and Boulder do what they want. We will have no control over CU so why ask?

Anonymous

2/12/2021 06:16 PM

Limiting building in the 500-year floodplain leaves very little land available.

Anonymous

2/12/2021 06:29 PM

The height limit for the city is much too high for the open space, which now allows for unobstructed views in all 4 directions. No building or structure within that space should be more than 2 stories in height, to preserve the site's integrity.

Anonymous

2/12/2021 06:52 PM

too high. should be less height

Anonymous

2/12/2021 07:29 PM

Have an adequate sized parking lot - looking for a space wastes gas, makes people park illegally

Anonymous

2/12/2021 08:03 PM

do not build in flood plain

Anonymous

2/12/2021 08:20 PM

Don't let "restrictions" reviews become time-wasting stumbling blocks.

Anonymous

2/12/2021 08:30 PM

no opinion

Anonymous

2/12/2021 08:45 PM

If all city does is bog down review and approval process, this is not an imp't step. Floodplain development - who cares about this? if they built and got flooded the city won't pay. doesn't insurance pay? why would they want to build in that section? Most important is a way for people from the Frasier Meadows neighborhood to be able to SAFELY access CU South. Table Mesa Dr, the turnpike, foothills... it's a cluster of accidents waiting to happen. Need a tunnel or overpass (w ramp, not elevator) to keep traffic away from hikers, bikers, walkers.

Anonymous

2/12/2021 08:48 PM

Want better walking access from the neighborhood across / under 36

Anonymous

2/12/2021 09:22 PM

I would like building height lower than 55'

Anonymous

2/12/2021 09:30 PM

I am very concerned about transportation implications and overall impact of a significant increase in city's population.

Anonymous

2/13/2021 02:50 AM

Again, this is a blatant push poll that appears to be offered as a disingenuous pro-forma add-on to a radically unpopular and ill-advised caving by the City of Boulder to CU Boulder's power plays at the expense of Boulder residents and the threatened species on the site. The "community benefits" notion has been misused to the point of abuse. Boulder residents can see right through it and its sham "public process."

Anonymous

2/13/2021 03:07 PM

Numbers 8 through 11 are ridiculous. How nice of CU to allow the City to review and comment, but not require. Are you kidding us? This is a lop-sided agreement which allows CU to ride roughshod, AGAIN, over the City. The very inclusion of these important "requirements" and asking Boulder residents if they favor them is so misleading that I am ashamed of my City government. How could you attempt to mislead our citizenry in this way. Who is responsible for this segment? They should be fired!

Anonymous

2/13/2021 05:42 PM

The traffic study presented is a joke. Covid has impacted the amount of traffic by reducing it. The study was done when school was out, the university was out and is not a valid study. The residents in the area know what a mess the traffic has been over the past five years. Covid only made it bearable now. We do not need a large complex which will add problems of traffic and safety.

Anonymous

2/13/2021 10:14 PM

55 foot height is way too high for the area

Anonymous

2/14/2021 08:15 AM

The city is proposing to approve an open ended annexation plan, committing to green lighting major development in and adjacent to a major flood plain,

letting CU set the terms of the negotiation and moving forward with high hazard dam-based flood mitigation strategy that jeopardizes the future viability of the flood plain and its ecological integrity. Life safety for flood protection should come first and the city should be proceeding with necessary flood mitigation prior to considering any annexation. The city of Boulder has an unfortunate history of developing in and adjacent flood plains and shouldn't be doubling down on more of such a misguided strategy, which is sure to lead to environmental and economic damages going forward.

Anonymous

2/14/2021 02:06 PM

This all assumes that CU is going ahead with their project. I don't want it to happen.

Anonymous

2/14/2021 03:22 PM

The transportation plan should be innovative. ideas - students, faculty and staff who live there get free transit access to campus, but are prohibited from more than occasional parking access on campus; only electric vehicles allowed by residents of the site; a fleet of eBikes is provided for s campus residents.

Anonymous

2/14/2021 04:53 PM

Everything built should be to Living Building standards. LEEDS certification is required, but we could have something that exemplifies cutting edge research in sustainability materials and also offer demonstrations of R&D. It should be what folks want to show off when they have out of town visitors. It should be resistant to fires, floods, and have HVAC systems that are prepared for fire season and pandemics. It should have the option to grow food onsite for residents, as well as being a car-owning free space (several options incl bus, micro transit, car share, bicycle, bike cages). At dog park we could install one of those systems that you shove dog poop into and it feeds a light via methane- some mtn town has one- it's a thing!

Anonymous

2/14/2021 05:57 PM

Increased traffic will place undue burdens on existing infrastructures and neighborhoods requiring more spending by the city to mitigate transportation issues- NOT CU.

Anonymous

2/14/2021 06:53 PM

Again--It is very likely foolish to be building anywhere in this flood plain as the 21st century makes old 100-year and 500-year flood designations obsolete-- Just like fires in Colorado used to almost never get above 10,000 acres and this year we had three fires well over 100,000 acres--
<https://coloradosun.com/2020/10/20/colorado-largest-wildfire-history/> and by 2030, 2040, 2050 and beyond, all of this will likely just get worse with sizes of floods increasing in the way fire size has as a warming climate intensifies the water cycle. In this context the questions you ask are rather silly and CU should be the first to understand this with all the climate scientists on their staff....If CU won't recognize the realities of the climate crisis, then the City should ensure that they pay attention to what the climate scientists are telling us. Thank you.

Anonymous

2/14/2021 07:17 PM

Again, the effort to manage transportation to and from the proposed building area is inadequate to protect current residents from the harm of the additional traffic. It will be much worse than it already is, not matter how much

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|---------------------------------|---|
| | managing is done. |
| Anonymous 2/14/2021 09:01 PM | Keep land a flood control basin...wetland |
| Anonymous 2/14/2021 09:09 PM | Any traffic study should also measure benefits from not having students and facility commute into Boulder from homes outside the city. |
| Anonymous 2/14/2021 09:24 PM | CU should build somewhere else, if at all. Return all the land to the city for flood mitigation and hiking. My residence was massively flooded in 2013. |
| Anonymous 2/14/2021 09:51 PM | The above questions assume that the University will be developing the land. I disagree with this assumption. |
| Anonymous 2/14/2021 10:00 PM | transpo elements are key. limited expensive remote parking, new bike/ped corridors to the main campus, frequent buses, incentives, neighborhood stores so cars aren't needed... |
| Anonymous 2/14/2021 10:56 PM | It is not clear to the reader how this development can occur without having significant impact on other aspects of the city: transportation system. |
| Anonymous 2/15/2021 06:35 AM | This corner of Boulder has a few awkward bike route and trail connections, e.g., from CU South to the US36 bikeway and Moorhead drive, and Apache drive. The city & CU should explore ways to improve these connections (especially with regard to hostile traffic on Table Mesa) and make the area more bikeable. This should also include how bus connections are made from the new property to Table Mesa & surrounding bus stops. (easy & well-maintained bike and walking between) |
| Anonymous 2/15/2021 07:34 AM | We should see how this project can positively impact public transportation, walking, and bike commuting. Can this project reduce car/truck traffic on Broadway / Table Mesa? |
| Anonymous 2/15/2021 07:50 AM | If annexation were to occur, the above items would be of value. I am opposed to annexation in the first place and therefore strongly disagree to obvious manipulation. |
| Anonymous 2/15/2021 08:20 AM | There's practically no transportation impact of the Williams Village complex on the local streets - Baseline and 28th. I hope this will be similar at CU South |
| Anonymous 2/15/2021 08:44 AM | A low or no emissions shuttle bus to the main campus and East research center would be an important component for reducing VMT. Also I hope the new buildings would be built to the highest energy efficiency standards possible. |
| Anonymous 2/15/2021 08:47 AM | While it's great to go a traffic study, there is absolutely NO WAY you can conduct an accurate traffic study right now as BVSD schools are not fully in session-this is only about 50% of pre-pandemic traffic levels in this area. |

Anonymous

2/15/2021 08:55 AM

Boulder's height limitation is a stupid anti-environmental policy that just drives low-density auto-oriented development patterns, inside and outside Boulder's city limits. Taller buildings are inherently more sustainable, both because shared walls, ceilings, and floors reduce energy use compared to isolated single-family homes with all surfaces exposed to weather and because more dense development allows walkable neighborhoods and reduces auto dependence. There is no reason to force Boulder's obsolete height restrictions on CU South. Let sustainability and not NIMBYism drive the design of CU South.

Anonymous

2/15/2021 09:07 AM

I am deeply concerned about any current transportation studies. Covid has altered transportation patterns grossly and there is nothing to be learned from patterns in the last year. Additionally, it is critical that the city emphasize and restrict any transportation solution that adds to emissions growth.

Anonymous

2/15/2021 09:36 AM

including affordable/worker housing units is key. several large companies in Boulder are looking at their DEI plans and realizing providing/ensuring an affordable place for the them to live where they work is in their best interest. outreach to these companies/community stakeholders should be at the top of the todo list. contact NAACP Boulder County to learn more.

Anonymous

2/15/2021 09:47 AM

I don't even know where to start with these last questions. "Limitation on building in the 100-year and 500-year floodplain areas is an important requirement." Of course, that is an important requirement of this "done deal". Why are you bothering with a survey? I'm not even sure how I feel about the project, but after seeing this survey I'm leaning against.

Anonymous

2/15/2021 09:55 AM

The transportation study 'baseline' conducted during COVID restrictions does not accurately reflect trips through the area--this is not a valid evaluation and should be reconducted during 'normal' times.

Anonymous

2/15/2021 10:16 AM

I think the University is being quite generous in accommodating the needs/desires of the City and its willingness to participate in the City's more typical review process is highly laudable. The fact that the City asked the University to start the ball rolling with an annexation petition is too often lost in the conversation and erroneously viewed as a wrongful the land grab by members of the public

Anonymous

2/15/2021 10:41 AM

Getting review is important and quite amazing. The state is not subject to height limits or design review, very important to understand.

2/15/2021 12:16 PM

No "Plan" can prevent people from using their cars. The proposed development scope for this site will overwhelm South Boulder. No question that this will be the outcome.

Anonymous

2/15/2021 12:46 PM

Again, I think CU Boulder is doing the right thing in compromising with the city. Boulder residents now need to realize that if they don't allow their community to change, it's going to end up as even more of an enclave of rich, white people. If Boulder really values diversity and equity, they need to be open to allowing student and other housing on this land.

Anonymous

2/15/2021 01:06 PM

Come one! You are asking me what I want to be done on annexed land. How about asking if I want it annexed? I don't. Just take the land that we need to keep Boulder safe from flooding. CU is too big already.

Anonymous

2/15/2021 01:14 PM

The "100 year and 500 year" FEMA floodplain area maps are worthless - plenty of scholarly research has shown that not only are FEMA's own criteria usually poorly applied - the data used is required by USGS Bulletin 17-C to be incompetent. The future will not be anything like the long historical record of conditions before the manifestations of climate change became measurable. Further, FEMA "maps" (which are actually political compromises) ignore changes in upstream development and run-off characteristics, such as increasing flashiness and changes due to fire and forest management, and changes in the intensity of precipitation. What's going on is local politics, not a science-based analysis, which is ironic given that we have the Natural hazards Center at CU -- but participation would doubtless be affected by the political regents. So much science in Boulder, and apparently so little interest in it.

Anonymous

2/15/2021 01:20 PM

Currently there is only one road to access this land - would that be changed?

Anonymous

2/15/2021 01:36 PM

If additional acres from this property cannot be used for housing, it's imperative that the city lifts any height restrictions. It's not necessary to be able to see the mountains from one's home. It is necessary for staff/faculty/students to be able to live in a safe, affordable environment since the CO government isn't investing in higher education and it keeps getting more and more expensive to live in CO/attend CU. You need to remember that the comfort of the rich cannot outweigh the needs of the poor.

Anonymous

2/15/2021 01:50 PM

regular university shuttles will be needed, like the Buff Bus system (not just RTD) -- and not just to serve campus but also the Table Mesa shopping area.

Anonymous

2/15/2021 01:58 PM

A free shuttle to campus is vital as well as permitted parking so folks don't drive into Boulder and park there.

Anonymous

2/15/2021 01:59 PM

Yes, CU is a State entity and can shove this down the throats of Boulder residents. Don't do it. This is a sensitive environment and cannot ever be regained.

Anonymous

2/15/2021 02:25 PM

I'm strongly in favor of CU being a good citizen and letting the land stay as it is now.

Anonymous

2/15/2021 02:35 PM

I truly hope my comments, and the comments of other citizens, will be heard and considered. The construction of the questions of this survey is an extraordinarily poor example of an attempt to share accurate information and elicit relevant feedback. I am shocked and saddened that this has been presented as a useful tool. I am also extremely disturbed that our tax money has actually been spent to produce this. Regarding question 8: City "review"

of the University's plans is not acceptable. It is of no real value--even if it sounds good.. The city needs power of approval or denial, not simply review. With comment and review alone, CU will be in a position to simply say "thanks for sharing" and proceed as they choose. It is stated elsewhere (I believe it is in one of the 90 some page documents of agreement between CU and Boulder...) that the city may "review and comment" on future development plans, but the city will have no power to require changes. Without development plans submitted for approval BEFORE agreeing to annexation leaves Boulder in the position of essentially having to guess now what CU may want to do that we would object to. To be required to restrict in advance without complete plans/information (actually with NO plans), is unreasonable, ridiculous, and generally unheard of. Regarding Question 11: The actual increased car traffic is what needs to be planned for and accounted for in any development. "Pretending" that people are going to ride their bikes and not drive, and park, their cars at least some of the time is unrealistic and leads to a development that inadequately handles actual increased traffic and parking.

Anonymous

2/15/2021 02:47 PM

It would be ideal for transportation development to focus on bikes and transit and pedestrians rather than cars.

Anonymous

2/15/2021 02:51 PM

The traffic study as it now stands has been debunked and discredited. All studies must be done by entities without a financial interest in overdevelopment on fragile land in a part of the city already battling maddening traffic.

Anonymous

2/15/2021 02:58 PM

This questionnaire is terrible and should never have been done with these questions. I am deeply disappointed in staff!

Anonymous

2/15/2021 03:12 PM

The city should condition annexation on the university waiving its exemption from compliance with municipal requirements.

Anonymous

2/15/2021 03:34 PM

Again, this property should never be developed. Once the city of Boulder annexes this property, then CU can do whatever it wants without any review by the city and the taxpayers will be on the receiving end of any bad decisions by CU. Annexation is a huge leverage point in these negotiations so I don't understand why the city wants to give up that leverage now and then hope that CU will make the right decisions for the city down the road. That is not a good position for the city and its taxpayers. Don't provide CU with this annexation.

Anonymous

2/15/2021 03:47 PM

See all the comments I made above -- where you allow comments, and not just your simplistic set-up of 'yes' to motherhood and apple pie, i.e., the politically correct usual Boulder electeds and staff BS.

Anonymous

2/15/2021 03:59 PM

Include mixed-use elements to support the housing neighborhood and encourage pedestrian and bicycle activity for day-to-day activities. Should include basic services within 15 minute walk of housing.

Anonymous

2/15/2021 04:10 PM

A 55-foot maximum height is far too tall.

Anonymous

2/15/2021 04:28 PM

Building height; I would like to see the maximum set to a lower height, 2-3 stories max. This questionnaire doesn't allow this. Transportation impacts: questionnaire doesn't tell me or address what the city projects to be the increase of car/truck traffic. It's great to think about bus and bikes, but can't force people out of their cars. There is ONLY ONE access road to CU South which is very close to the hwy 36 access. Doesn't seem safe with what you should be able to tell us is the increased volume of traffic. That area, access from and onto 36 and RTD Park 'n Ride, would need a major safety redesign. Maybe you could create road access within Tantra Park but that neighborhood isn't built for more traffic than it already has. A lot of activity and building is being proposed for CU South and safe access with increased traffic has NOT been adequately addressed. Let's scale back the proposed development. Don't ruin one of the last wide open spaces that the community, city, county and CU, enjoys.

Anonymous

2/15/2021 05:08 PM

Transportation needs will be significant. Protected lanes and or multi-mode paths to connect to the rest of Boulder is critical. Unprotected bike lanes are a dangerous joke and will do nothing to get people out of cars

2/15/2021 05:37 PM

The University should provide low emission shuttle service for residents to its main campus and East campus research facilities to ease transportation congestion and CO2 and particulate pollution.

Anonymous

2/15/2021 05:52 PM

Is it really a " land donation" at all? Costs to the city sound like they are far higher than the cost of that land. Frankly nothing should be built in the 100 or 500 year flood plan. While housing is much needed, CU has lots of other land it should build on first. And alt-modes plan or no, traffic is going to be a disaster.

Anonymous

2/15/2021 06:08 PM

Questions too biased to answer.

Anonymous

2/15/2021 07:26 PM

More bikes and bike share, bus connections and car share. Less individual cars.

Anonymous

2/15/2021 08:08 PM

Beating the issues to death that have already been ceded by the University is disingenuous.

Anonymous

2/15/2021 08:19 PM

#9--I like the height restriction but prefer that the CU development occur elsewhere, guided by a City carrot and stick policy. #10--Leaving flood-prone areas as open space is an important value. But not putting buildings near such flood-prone open space is an even better idea for now and the future. #11--From what I hear from the CU South neighbors, there is no way to add a single car without the transportation system there bursting. Please don't let CU develop CU South. #13--It seems that the city holds little sway over CU.

| | |
|---------------------------------|---|
| | That said, I am a Boulderite and always like height limitations, flood mitigation, and all-mode transportation. Let's not be blinded by the stars in our eyes that we can have these things if the city annexes and CU builds. |
| Anonymous 2/15/2021 08:21 PM | An entrance/exit from 93/Broadway should be included in multimodal transportation planning. |
| Anonymous 2/15/2021 08:39 PM | Table Mesa would need to be enlarged to accommodate traffic. |
| Anonymous 2/15/2021 08:47 PM | Someone's going to have a run a bus route out there and it's not going to be RTD... |
| Anonymous 2/15/2021 09:20 PM | Your questions are skewed to get the answers you want. You shouldn't be cramming more people into this space. Your growth model is not appropriate for this area. |
| Anonymous 2/15/2021 09:55 PM | NOT "All Modes" (NOT Complete Streets). Instead ALL "ALT Modes"! Let's make CU South a Vauban (car free suburb of Freiburg)-like model of low-no carbon-transportation! Let's ask CU to constrain student car use and incenvitize alt.modes! |
| Anonymous 2/15/2021 10:18 PM | Building taller structures allows greater density on the last space, allowing us to meet simultaneous objectives of increasing housing availability while keeping open space. |
| 2/15/2021 10:36 PM | The proximity of CU South to the Table Mesa PNR makes this a smart place to develop |
| Anonymous 2/15/2021 10:55 PM | Poorly written survey - leaves a participant unable to answer objectively |
| Anonymous 2/16/2021 06:16 AM | Since this would annex the land well before CU is ready to show a plan, there have to be safeguards in place to protect the community interest. Administrators and interests change, so they might be saying one thing today (like, we won't build new Will Vill type towers), when CU is ready to develop there could be completely new players involved, not actually to held to any good faith, verbal agreements from when the city approved the annexation. |
| Anonymous 2/16/2021 06:18 AM | right for 100-year but 500- year are too far away to plan for. |
| Anonymous 2/16/2021 06:27 AM | I would prefer no building and leaving it as is |
| Anonymous 2/16/2021 08:02 AM | CU should respect the community enough to meet city standards for development without it feeling like they are "giving" us something. |

Anonymous

2/16/2021 12:35 PM

Worried about traffic impacts to my neighborhood

Anonymous

2/16/2021 04:12 PM

propose to limit height to three stories. the views are majestic and should not be compromised.

Anonymous

2/16/2021 07:52 PM

8. The question should be "should CU be REQUIRED to work within city and voter mandates?" then I would strongly agree. 11. What is the point of these questions? They are telling me what CU has already decided and then asking if that is important to me? Is this to help you make decisions or just really time consuming PR to sugar-coat your development?

Anonymous

2/16/2021 08:34 PM

the destruction ("construction") that CU is proposing is all destruction, no benefit, and much detriment.

Anonymous

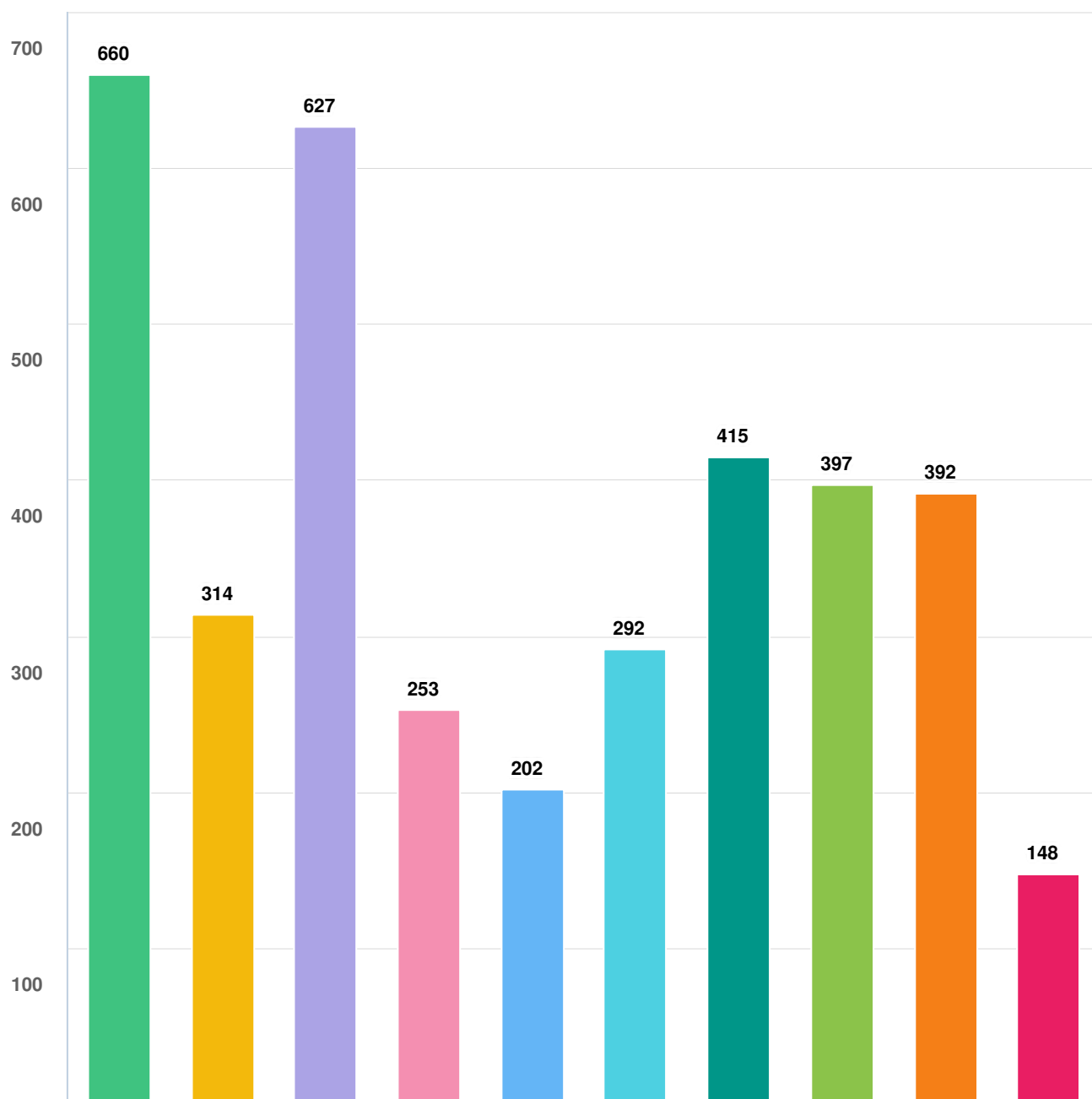
2/16/2021 09:46 PM

CU South should NOT be developed. A land swap should be made with the city so that this unique open space is preserved. Would the City of Boulder allow development on any other open space. NO!! 55' is too high. There is no way that this property can be developed and not have a huge impact on local traffic. Your all mode traffic plan is a semantic ruse to try to "sell" this development, e.g. "right sizing" Folsom St. Building on a flood plain is ridiculous and probably illegal per code. This property is very unique to Boulder County as it is a wet land with much wildlife. The development would require millions of dollars of fill. Several engineers have written articles in The Boulder Daily Camera against this development. It has been known for many years that CU is holding residents hostage and at risk from flooding by not allowing flood mitigation until property is annexed by City of Boulder.

Optional question (366 response(s), 589 skipped)

Question type: Essay Question

Q13 Priorities Of all the benefits and requirements, which are the most important to you?
Choose your top 5.



Question options

- Other (please specify)
 ● An all-mode transportation program
- Limitation on buildings in the 100-year and 500-year floodplain areas
 ● Limitations on building heights
- Review of University plans
 ● Land donation for public safety facility
 ● Recreation facilities
- Public access to amenities (e.g. walking and biking trails)
 ● Housing as the predominant use
- Land donation for Flood Mitigation and Open Space

Optional question (926 response(s), 29 skipped)

Question type: Checkbox Question

Q14 | Uses – What is Allowed and What is Not Allowed Uses The university has agreed that a third of the site (129 of 308 acres) will be used for future university development (see area designated Public in map above). The predominant use will be residential housing. However, there are other potential uses that could be allowed through the annexation process.

Residential Uses Accessory Uses – for the benefit or convenience of occupants. Examples could range from coffee shops and small grocery stores to laundry facilities Daycare center Research and academic teaching facilities Small sport venues such as multi-use courts, tennis courts or sport fields Community gardens Do you have feedback about these potential uses?

Anonymous

1/13/2021 12:51 PM

Public access to tennis courts. All uses seem fine to me.

Anonymous

1/13/2021 12:53 PM

These all seem like great uses of the space

Anonymous

1/13/2021 01:00 PM

The land should not be annexed into the city. Utilities should not be furnished to that land. The land should not be developed for many reasons.

Anonymous

1/13/2021 01:10 PM

Track, regulation size 400-meters, please! Open to the public!

Anonymous

1/13/2021 01:13 PM

Yes, I am opposed to the development. Swap this land with land up north and preserve the environment.

Anonymous

1/13/2021 01:13 PM

Having a coffee shop in the area would be nice. I will be really sad that my "natural" walking area will be destroyed.

Anonymous

1/13/2021 01:28 PM

I would prefer sports venues, community gardens, or daycare

Anonymous

1/13/2021 01:32 PM

No opinion

Anonymous

1/13/2021 01:42 PM

If this is going to happen, which I strongly disagree with, then the critical restrictions are: 1) permanently affordable housing for people well below median income, and 2) no net increase in traffic on nearby streets, and 3) an easement that requires that the land stay in possession of and use by CU, and that no non-University entity can own, lease, or otherwise occupy the land.

Anonymous

1/13/2021 02:03 PM

Parking maximums should be instituted.

Anonymous

1/13/2021 02:03 PM

Accessory uses, particularly coffee shops or small grocery stores, would be very beneficial to residents in nearby areas, who do not currently have markets or small restaurants within walking distance. It would seem to make the most sense for any new construction to have this type of commercial use on the ground level with residential units on the floors above.

Anonymous

1/13/2021 02:21 PM

Please don't build accessory use building and large teaching facilities

Anonymous

1/13/2021 02:37 PM

The existing berm should remain a trail in the Open Space markez zones.

Anonymous

1/13/2021 02:46 PM

I object to them all!

Anonymous

1/13/2021 02:54 PM

The existing layout does not make the park and open space areas readily accessible. It's difficult to envision the ingress and egress points for this area without dramatically increasing the streets in and out of this area. Close proximity to the highway and a major east/west corridor are limiting factors. The proposed development is almost described as a self contained village. Yet all of these uses will drive traffic to and from the site

Anonymous

1/13/2021 02:55 PM

Sport fields and community gardens would be good.

Anonymous

1/13/2021 03:02 PM

Residential, athletic/recreational, community gardens, awith a bit of accessory uses would be great. Academic uses perhaps last tier. Daycare would be good, but I fear traffic from CU employees across the campus might cause transportation issues there.

Anonymous

1/13/2021 03:06 PM

"Predominant" is quite vague. Need quantified limits.

Anonymous

1/13/2021 03:23 PM

Community Gardens sound like an excellent idea. Keep it green. No additional buildings.

Anonymous

1/13/2021 03:51 PM

All of these will help make a 'complete neighborhood', which is as important for CU affiliates to have access to as it is for any other Boulder resident.

Anonymous

1/13/2021 04:19 PM

Residential housing should be for graduate students and married students only.

Anonymous

1/13/2021 05:41 PM

I would think it would be valuable to have a percentage allotted to residential v. non-residential uses, specifically Research and Academic facilities and sports venues.

Anonymous

a good "neighborhood" needs or is improved by all of the above. Keep it

1/13/2021 05:56 PM

Local

Anonymous

give CU flexibility to best use their land

1/13/2021 06:03 PM

Anonymous

yes. CU already has fantastic tennis facilities which is a GOLDMINE. There are no such facilities in the area, if CU is allowed to bubble it, install electricity they will make tons of money off it. More than they should. They should be required to give a portion of profits to the CoB. Watch them closely on this, I bet they won't admit it or mention it on their own. They already hold outside tournaments there in the summer & rent space for kids camps. They can build an 50 meter indoor pool.

1/13/2021 06:14 PM

Anonymous

the university's master plan for that area in NOT defined. The university can and will change the plan in a future date.

1/13/2021 06:17 PM

Anonymous

Keep it natural! This is a bad plan!

1/13/2021 06:36 PM

Anonymous

If the sight ends up being a satellite campus ('research and academic teaching facilities') rather than just residential with accessory uses there will be that much more traffic on/off this location. CU's appetite for academic buildings is bottomless (e.g. East campus). Given that, it seems likely the sight will eventually be a campus that when combined with a 1,000 residential units will totally distort the urban patterns and livability of south Boulder.

1/13/2021 06:46 PM

Anonymous

Leave it as it is. Do not develop this property.

1/13/2021 06:49 PM

Anonymous

All of the above could build a community and would reduce the traffic impacts for the neighbors.

1/13/2021 06:58 PM

Anonymous

This site is totally inappropriate for this type of residential and CU classroom development. The City of Boulder has no business spending the amounts of money required to make this site buildable for CU.

1/13/2021 07:16 PM

Anonymous

Mixed use is crucial! Residential-only mandates people get in cars and drive.

1/13/2021 07:57 PM

Anonymous

There should be no research and teaching facilities on the site—these are academic purposes. There should be no large recreation facilities that bring crowds and cars. There should be no large bulky buildings like at the Williams Village site or the east campus site—the university's other examples of satellite campuses.

1/13/2021 08:27 PM

Anonymous

Irrelevant. I do not support annexation with any bribes whatsoever.

1/13/2021 08:57 PM

Anonymous

1/13/2021 09:08 PM

Commercial activities will amplify traffic and pollution impacts resulting in a lower quality of life for neighboring residents.

Anonymous

1/13/2021 09:16 PM

Further building in FEMA floodplains exacerbates the problem that the city is trying to resolve

Anonymous

1/13/2021 10:04 PM

These land use proposals would provide on-site amenities that would reduce traffic from the site.

Anonymous

1/14/2021 06:44 AM

Community gardens and environmental studies. The proximity to shops and restaurants at Table Mesa should be sufficient. Sport fields and multi use spaces could be beneficial if also allowed for public use

Anonymous

1/14/2021 07:47 AM

Daycare is a huge unmet need, and lack of daycare inhibits women from pursuing academic careers. So a daycare center would be a huge plus, although the other ideas are fine as well.

Anonymous

1/14/2021 09:09 AM

Anything that could create a sense of community in this area should be prioritized. Community gardens and small grocery/coffee shops are a fantastic idea.

Anonymous

1/14/2021 09:25 AM

Please limit the addition of more residential buildings in this area. As the Tantra Area is already growing and full of multi-family homes and condos, we love the open space available to us and do not want more buildings and people in the space. The small sports venues and community gardens seem to be the best fit.

Anonymous

1/14/2021 09:31 AM

All sound potentially ok, prefer more public access focus, but appreciate community gardens, daycare center and sports venues

Anonymous

1/14/2021 09:38 AM

None of these uses should be allowed except hiking.

1/14/2021 10:05 AM

All of the above uses would be fine

Anonymous

1/14/2021 10:18 AM

It's about the greater good

Anonymous

1/14/2021 10:34 AM

Retail facilities should be limited so as not to attract shoppers who would add extra traffic. Boulder is not short of shopping venues. A few, such as small grocery stores or a coffee shop would provide reasonable conveniences for residents. Laundry facilities should be in the residential buildings, not in an inconvenient, separate location.

Anonymous

1/14/2021 10:47 AM

None of the above. Again, there is no amount of "bright shiny objects" that you can waive at citizens, to mislead us into supporting this horrifically bad idea. We're not children, you can't placate us with dangled rewards.

Anonymous

1/14/2021 11:44 AM

daycare center a good option.

Anonymous

1/14/2021 11:47 AM

Would prefer to have community gardens, sport venues. Would prefer to NOT have residential uses

Anonymous

1/14/2021 12:11 PM

The word "could" should not be in any contract signed by the city with CU. Only specified items that have been negotiated and agreed to by the City for the BETTERMENT of the COMMUNITY, not to the advantage of CU, should be acceptable.

Anonymous

1/14/2021 12:16 PM

I like the idea of more housing to keep people from having to commute into Boulder. And local facilities to make the residents more likely to walk and stay local is perfect. I also like the community garden approach

Anonymous

1/14/2021 12:49 PM

These seem OK, but the City must consider the possibility that CU will sell the land to a private developer. Would these uses be ok in that context? Probably.

Anonymous

1/14/2021 01:40 PM

None of them are needed. There are already many business and open spaces available for residents to use/access in South Boulder. Again, the benefits do not outweigh the cost.

Anonymous

1/14/2021 01:43 PM

No development is needed. Leave the land as open, natural land to protect the flood plain, decrease air pollution, and preserve the precious Flatirons backdrop that is disappearing at an alarming rate because of ugly, tall buildings being allowed in Boulder in excess of height limits. There is obviously a lot of greed

Anonymous

1/14/2021 02:25 PM

As long as they comport with Guiding Principles/annexation agreement I would consider them OK.

Anonymous

1/14/2021 03:04 PM

No problem

Anonymous

1/14/2021 03:45 PM

No sports venues!

Anonymous

1/14/2021 04:39 PM

Those are reasonable uses, and would be part of the City/University dialog as the details of the use develop.

Anonymous

1/14/2021 04:54 PM

Community gardens, food forests, and natural carbon sinks may be essential life giving spaces in the very near future.

Anonymous

1/14/2021 05:08 PM

Please, no residential, day care, accessory, research or academic facilities. The area is just too flood prone. Sports venues, sports fields and gardens are perfect. Any facilities should have dark sky compliant lighting. It would be great if CU could build pedestrian tunnels/bridges on the surrounding roads

| | |
|---------------------------------|---|
| | to encourage non-automobile access to the site. |
| Anonymous 1/14/2021 06:13 PM | No residential uses or accessory uses. We want the open space, that's why we live here and pay what we do. You're proposing to create student housing -- for what ??? Turning students into cash cows and filling your pockets with federal student loan dollars. No thank you. Keep the city of Boulder residents happy and keep the open space undeveloped. |
| Anonymous 1/14/2021 07:36 PM | These potential uses seem fine, though increasing the student housing in that area is definitely going to affect traffic. |
| Anonymous 1/14/2021 08:17 PM | All these additional people will be driving on city streets and through our neighborhood streets to get to main campus. How is the city + CU going to account for this? |
| Anonymous 1/15/2021 06:43 AM | No |
| Anonymous 1/15/2021 06:51 AM | There should be no academic facilities. It does not make sense to bring more people to the area. |
| Anonymous 1/15/2021 08:11 AM | Seriously, this survey is ridiculous. Where's the mention of cost to the city, lost amenities CURRENTLY enjoyed, or impacts to the residents directly? |
| Anonymous 1/15/2021 09:44 AM | Am against any commercial development |
| Anonymous 1/15/2021 10:35 AM | Community gardens sounds great. |
| Anonymous 1/15/2021 11:02 AM | Please do not add more residential housing. There is the north Boulder plot of land that could be used for this. This will negatively impact the surrounding neighborhoods and residents who love this open space as is. |
| Anonymous 1/15/2021 11:31 AM | I strongly oppose the plan to develop housing on this land. |
| Anonymous 1/15/2021 12:12 PM | The fewest impacts are the best..IE gardens |
| Anonymous 1/15/2021 12:42 PM | Residents shouldn't have to leave the area (or get in their cars) to get a cup of coffee or a loaf of bread, so accessory uses are very important. And it's not clear what's meant by "residential uses" here, but if it means allowing non-CU residents, that would be a positive. An enclave made up only of CU folks could get insular. Diversity (in all senses) is a good thing. |
| Anonymous 1/15/2021 02:31 PM | No housing. |

| | |
|---------------------------------|--|
| Anonymous 1/15/2021 05:55 PM | Dont like any of the uses. Keep as much nature as possible |
| Anonymous 1/15/2021 07:47 PM | No building whatsoever on this site. |
| Anonymous 1/16/2021 06:08 AM | Accessory uses sound good. Would help keep traffic down. |
| Anonymous 1/16/2021 10:57 AM | what about moving some university programs to this site to minimize traffic from CU South to the main campus? |
| Anonymous 1/16/2021 02:26 PM | Laundry and child care make sense. I'm concerned coffee and grocery encourages others to drive in and out of the property on their way to highway 36. Research and academic teaching facilities should not be allowed. They already have the research park for this. |
| Anonymous 1/16/2021 03:31 PM | I'm against any development. |
| Anonymous 1/16/2021 03:57 PM | No buildings should be allowed in this area! |
| Anonymous 1/16/2021 09:25 PM | ALL residents built must be affordable -- and remain affordable. Accessory uses, as listed, and Daycare and gardens FOR RESIDENTS should be allowed. Research and teaching facilities and sport venues should NOT be allowed. Limits to noise and light for all allowed uses MUST be limited to insure a quiet, residential neighborhood in keeping with the existing/surrounding neighborhoods. |
| Anonymous 1/17/2021 07:14 AM | Research and academic would be a better use for this area and the CU research park which is much more walkable for housing. |
| Anonymous 1/17/2021 08:07 AM | Limit accessory uses on-site to encourage private development within the already available shopping center at Table Mesa and Moorhead/Tantra (0.1 miles from the development area) |
| Anonymous 1/17/2021 08:29 AM | I think it'd be great to use the site for residential purposes, accessory uses, daycare centers and gardens. |
| Anonymous 1/17/2021 08:35 AM | community gardens is a plus , where would these buildings be put? is there a need for sport fields? |
| Anonymous 1/17/2021 08:41 AM | Space for community and occupants to share (such as coffee shops, small grocery stores, etc.) will benefit the neighborhood as a whole. |
| Anonymous | I don't want CU to develop the area at all! |

1/17/2021 10:48 AM

Anonymous

They all seem appropriate

1/17/2021 11:04 AM

Anonymous

These all sound like legitimate uses that should be approved. They all have to potential to cut down on the need to travel off site for residents.

1/17/2021 03:09 PM

Anonymous

Accessory uses are important. There already are too few for the number of residents in the area, requiring travel for the simplest of things.

1/17/2021 04:18 PM

Anonymous

Why in the world are you thinking of putting anything there??? Really. My answer is NONE!

1/17/2021 06:24 PM

Anonymous

Student housing is desperately needed.

1/17/2021 06:35 PM

Anonymous

No benefit

1/17/2021 06:47 PM

Anonymous

It does not seem a good use of our tax dollars to allow residential housing on a flood impacted area.

1/18/2021 08:24 AM

Anonymous

Accessory uses seem covered by the adjacent shopping center with coffee shop, gas station, etc and are not needed. Community gardens would be a welcome addition to help with some of the reduction in green space through development.

1/18/2021 08:28 AM

Anonymous

Stop expanding

1/18/2021 09:11 AM

Anonymous

Affordable housing units for non-freshman undergrad students, grad students, faculty and staff

1/18/2021 09:46 AM

Anonymous

Putting residential housing there along with supportive facilities will only increase traffic in the surrounding areas. It seems we are being asked for our opinions on pie in the sky. The university is facing a period of change and uncertainty in a post-pandemic world. Will it even need more housing?

1/18/2021 10:37 AM

1/18/2021 11:43 AM

Any and all costs to develop said 129 acres should be born by CU. This includes any fill required to raise said acreage to a safe, buildable height. As property for flood mitigation is the primary driver for annexation, all liability for damages to buildings and facilities built in a flood plain should be born by CU. This would likely help CU to focus their risk assessment for all development on the new campus.

Anonymous

Again, a question crafted to limit the responses.

1/18/2021 12:08 PM

Anonymous

1/18/2021 12:47 PM

No undergraduate housing or buildings that are used to teach undergraduates--keep them on the Hill and the Main Campus, where their habits are already understood and kept in check (or not, as the case sometimes is). Community gardens would be lovely, especially if well-researched and focused on cultivating the natural plant species of the area. No sports fields--this would require additional parking lots for spectators, more people funneling into the property, driving on the access roads and affecting traffic in South Boulder--it is impossible to drive anywhere near Folsom Field when football games are being played.

Anonymous

1/18/2021 01:38 PM

Need to be planned for the area and limits placed on traffic or movement to and from area. Don't let CU over build.

Anonymous

1/18/2021 02:25 PM

I would love to see multiuse development that provides some amenities onsite. As a resident of this area, I would love to live within walking distance of a grocery store--even if only a small one--and other shops. Currently the only shops within walking distance of my residence are two weed stores and a gas station. There are many apartments and condos nearby whose residents would benefit from more amenities.

Anonymous

1/18/2021 02:29 PM

Small sport venues and community gardens would be nice to have in that area

Anonymous

1/18/2021 02:35 PM

No additional housing!

Anonymous

1/18/2021 04:04 PM

As much outdoor public space needs to be conserved.

Anonymous

1/18/2021 04:54 PM

need to have shops - should be local, not chain. 'predominant' is too vague - that means 50%. Need parking!! - but cars should be discouraged with taxes on owners. Need housing for employees of daycare, shops. Low income housing only. Need a detailed plan before annexation.

Anonymous

1/18/2021 05:01 PM

Daycare, sport venues and community gardens sound great!

Anonymous

1/18/2021 05:09 PM

I think they should not be allowed to use this area for anything. I think they should not be allowed to be annexed to the city and the land should be left alone. Well, the berm, CU illegally built, should be taken down and the land left to hold the flood waters when this happens. None of these options are good for South Boulder and our neighborhoods.

Anonymous

1/18/2021 06:00 PM

I agree with these uses

Anonymous
1/18/2021 06:59 PM
Bring it on! We need housing and amenities to support more people living in the City of Boulder.

Anonymous
1/18/2021 07:46 PM
They should not be allowed to use any of these! Do a land swap.

Anonymous
1/18/2021 08:03 PM
These other potential uses should all be allowed without preconditions.

Anonymous
1/18/2021 08:53 PM
I am in favor of small sport venues, but I am not in favor of anything that is going to increase traffic in the area.

Anonymous
1/18/2021 09:11 PM
community gardens would be great. Accessory uses and daycare center would make sense if housing is built. Small sports venues would be OK.

Anonymous
1/18/2021 09:13 PM
nope

Anonymous
1/18/2021 09:31 PM
These all sound good. Would love to also see some low income housing.

Anonymous
1/19/2021 08:35 AM
Of the listed potential uses beyond residential, only community gardens should be allowed.

Anonymous
1/19/2021 09:58 AM
These all seem good.

Anonymous
1/19/2021 10:33 AM
I think the line in your question says it all: "there are other potential uses that could be allowed through the annexation process." CU will be able to do whatever it wants, and the City running this survey simply ignores this 600-pound gorilla and distracts the public (and City officials) from the real questions that should be addressed.

1/19/2021 11:10 AM
Please see above. These other uses would be fine on another property.

Anonymous
1/19/2021 11:59 AM
Strongly opposed to building housing and shops.

Anonymous
1/19/2021 12:04 PM
You are destroying a very important animal habitat.

Anonymous
1/19/2021 12:44 PM
I oppose any use beyond open space, community gardens, and any other limitations that do not serve conservation efforts

Anonymous
There are too many residential units proposed.

1/19/2021 12:55 PM

Anonymous

None of the above are good options.

1/19/2021 01:09 PM

Anonymous

Community garden would benefit many.

1/19/2021 01:11 PM

Anonymous

I think residential uses should be limited to non-undergraduate housing.

1/19/2021 01:23 PM

Anonymous

NO accessory uses!!!! NO daycare!!!! NO CU!!!!

1/19/2021 01:24 PM

Anonymous

None of this should be allowed, this is interfering with the flood plain and will irreparably damage habitat for endangered species.

1/19/2021 01:27 PM

Anonymous

what type of housing? For whom, and at what cost?

1/19/2021 01:39 PM

Anonymous

My concern relates to increased impact to nearby transportation both during and after development/construction. Whatever of the potential uses would result in the least impact on the US 36/South Boulder Road transportation "area" seems to me to be the "best" use

1/19/2021 01:47 PM

Anonymous

These uses seem logical and appropriate

1/19/2021 01:51 PM

Anonymous

I think that a village center grouping of services plus a good amount of education / teaching facilities would be important parts of this CU campus to enliven the residential use.

1/19/2021 01:53 PM

Anonymous

Only community gardens fit the area. All of the other proposed construction must be specifically approved prior to annexation - and if that can't be done, then put in the annexation agreement a binding requirement for city approval of any post-annexation development. There is simply no room for increased traffic. Are you aware of the 30X30 movement, to protect 30% of land from development by 2030?

1/19/2021 01:58 PM

Anonymous

Reading this makes me sick. South Boulder doesn't need another coffee shop. Tennis courts are already on site. Residents come to the area with cars.

1/19/2021 02:05 PM

Anonymous

No more housing! Take care of existing students and faculty using existing facilities.

1/19/2021 02:20 PM

Anonymous

You have not even thought about the paucity of other services in that area. Because that part of South Boulder is currently a food desert, people will be

1/19/2021 02:54 PM

driving in and out to eat. But if you add coffee shops and restaurants, then you'll draw even more traffic.

Anonymous

1/19/2021 03:05 PM

The university owns the land and they should use it as they see fit. However I appreciate them working with the city.

Anonymous

1/19/2021 03:12 PM

It would be wonderful if nearby neighborhoods could also access proposed amenities like coffee shops, groceries and sports venues (tracks/courts, etc.) Super excited about the potential!

Anonymous

1/19/2021 03:39 PM

Sports equipment with hard surfaces should not be included as they will increase flood issue.

Anonymous

1/19/2021 04:05 PM

CU is building a mini city in this incredible and majestic land. Such a shame! Housing should be very limited to none. I agree with keeping the area for sports and other outdoor activities such as Nordic Skiing, dog park and research and academic facilities

Anonymous

1/19/2021 04:26 PM

the best use is flood mitigation and maybe some rec fields for CU

Anonymous

1/19/2021 05:00 PM

These additional uses all sound reasonable to me.

Anonymous

1/19/2021 05:29 PM

Too many buildings, too much traffic, too much use.

Anonymous

1/19/2021 06:37 PM

Yes, let's not build in a flood plain. Let's not build in an area where there is no way to prevent traffic becoming even more of a nightmare.

Anonymous

1/19/2021 07:19 PM

This is an entire additional university with classrooms, research facilities, sport fields (since when have they ever been small?)... Grocery stores, other businesses, will make this a small city. Daycare is preliminary to another grade school which was probably hidden within the words "academic teaching facilities". The City will be required to supply water, gas, and electricity, increasing costs to present users.

Anonymous

1/19/2021 07:41 PM

No housing!!! It is already packed in south boulder! Coffee shops and the like are a nice idea to provide jobs

Anonymous

1/19/2021 08:36 PM

There should be no development of any type by the University on this site.

Anonymous

1/19/2021 11:22 PM

Preventing commercial accessory uses would benefit the community by driving students to shop in existing retail.

Anonymous

1/19/2021 11:56 PM

DO NOT BUILD THERE. You will regret it.

Anonymous

1/20/2021 12:28 AM

Please no future university development!

Anonymous

1/20/2021 05:57 AM

This is a great outdoors recreation area that will be a major loss when developed. It would be nice to see plans for how more dirt trails and loops in the area can be integrated/added as part of development. This is one of the few areas where riding, running, walking, and even skate skiing can be done without having to drive.

1/20/2021 08:26 AM

Advantages: Sports venues would relieve some pressure on main campus. Residential uses would provide some relief on housing in the area immediate to main campus. Disadvantage: Proximity to main campus could create a transportation problem

Anonymous

1/20/2021 09:43 AM

Cu south should not be used for residential uses- keep students near to campus

Anonymous

1/20/2021 11:26 AM

should allow public access

Anonymous

1/20/2021 12:12 PM

I am upset about the amount of residential in the plan. First of all I would rather this doesn't go through at all. A large amount of people living here will cause traffic congestion issues. If the university must use the property in some way, can't they find a use that doesn't involve as many people moving through here? Why don't you just buy the property from the university and keep it as an open space?

Anonymous

1/20/2021 12:16 PM

Define small sports venues? Define small grocery stores and laundry? Sounds like this can quickly urbanize an area that is currently better off empty.

Anonymous

1/20/2021 01:56 PM

No to: Accessory uses Research & academic teaching facilities Small sport venues Yes to: Childcare Community gardens

Anonymous

1/20/2021 02:00 PM

see previous comment

Anonymous

1/20/2021 02:27 PM

I am against developing the CU south property

Anonymous

1/20/2021 02:39 PM

No.

Anonymous

1/20/2021 03:38 PM

Why does CU Boulder need to take over Boulder?

Anonymous

Community gardens, small grocery stores and coffee shops that create a

1/20/2021 03:50 PM

sense of place would be of high value to the project.

Anonymous

1/20/2021 04:44 PM

Please consider decreased driving by residents and impact on noise. There are several vacant spaces in BaseMar- wonder how to motivate people to utilize what's available in the neighborhood.

Anonymous

1/20/2021 04:45 PM

All of the above seem reasonable, within certain limits (i.e. Building height, etc.)

Anonymous

1/20/2021 06:29 PM

This part of S. Boulder presently lacks community serving businesses. Would love to see space dedicated to businesses that will serve CU South residents but also residents of the surrounding neighborhoods.

Anonymous

1/20/2021 10:20 PM

Leave it free and open. Please do not develop on this beautiful open land. A friend told me he saw a Moose in the wetlands

Anonymous

1/21/2021 06:38 AM

As long as no academic facilities are moved to the site this seems like a good use of the property

Anonymous

1/21/2021 06:40 AM

Do not build out CU South

Anonymous

1/21/2021 07:02 AM

Gardens are a great idea but I opposed development.

Anonymous

1/21/2021 07:34 AM

Nothing should be built and it should not be annexed and there should be no change in the zoning from when it was purchased.

Anonymous

1/21/2021 08:33 AM

It all just makes me sad that this beautiful area is going away.

Anonymous

1/21/2021 09:22 AM

Please build as much housing as is possible. We are in desperate need of housing.

Anonymous

1/21/2021 10:08 AM

These would all be important uses for the community that will live in the development and to support the mission of the university.

Anonymous

1/21/2021 10:15 AM

I oppose buildings, shops, rec facilities, sport venues, etc. I support open space, gardens, etc.

Anonymous

1/21/2021 10:20 AM

New roads must be built to support increased traffic. A new exit for US 36 would help

Anonymous

1/21/2021 12:02 PM

support

Anonymous

1/21/2021 12:53 PM

give them a regular grocery store that is usable. If you just put in a small, expensive store, people will still drive.

Anonymous

1/21/2021 01:33 PM

Again there are other areas of Boulder better suited for all this

Anonymous

1/21/2021 02:00 PM

The proposal would allow the CU Regents to build another small city campus within Boulder, while degrading and drawing on our existing limited water, sewer, transportation and recreational resources. This is a very bad deal for Boulder. A good deal for the Regents? They are taking from the public and giving nothing in return, besides unsustainable congestion and the use of resources that they do not own or have paid for. College admissions have already peaked demographically. This is a misguided fantasy regarding the need for more traditional campuses, that would drive the costs of Colorado higher education even higher.

Anonymous

1/21/2021 02:01 PM

These all seem fine to me, though where and how will people be able to access the facilities? I wonder if the current entrance, off of Table Mesa is enough? A traffic study would need to be done, I think.

Anonymous

1/21/2021 02:21 PM

NO DONT DO ANY OF THE ABOVE, SMALL GROCERY AND COMMERCIAL STUFF AND ALL dont work

Anonymous

1/21/2021 02:45 PM

I think open space should be a major use

Anonymous

1/21/2021 02:46 PM

Community gardens would be the only use that would have minimal impact on the flooding of nearby neighborhoods.

Anonymous

1/21/2021 02:49 PM

Yes! I think they all sound wonderful, and making the community more self-sufficient in this way will reduce the need for transportation, make the community more cohesive, and contribute to a local economy.

Anonymous

1/21/2021 02:55 PM

I think community gardens and the ability for locally-owned Boulder businesses to come in should be supported, and a daycare center would be great! We should use what we already have for research and academic teaching facilities. We should also work to ensure that the area feels welcome to Boulder residents, and that there is plenty of open space and fresh air, like by willvill.

Anonymous

1/21/2021 03:09 PM

There should be an element of culture/performing arts in the plans.

Anonymous

1/21/2021 03:17 PM

Housing is the highest priority, and a day care would probably serve a significant child care need as well. Community gardens would be a great resource.

Anonymous

1/21/2021 03:21 PM

We need more research and academic teaching facilities. Gardens would be an excellent idea

Anonymous

1/21/2021 03:39 PM

Research and academic teaching facilities should be the lowest priority use of the land

Anonymous

1/21/2021 03:39 PM

It is critical to have "accessory uses" on the property otherwise students will largely dismiss the option of living there in favor of The Hill, East Campus, or Goss Grove as they are closer to main campus and dining options. There should be spots available to local businesses. I believe it would be acceptable for alcohol to be sold given that sales stop at midnight. The university should not prioritize research and academic facilities.

Anonymous

1/21/2021 03:46 PM

Crap, crap and more crap. This land should have stayed open space after the demolition of the gravel pit.

Anonymous

1/21/2021 03:50 PM

I think this property would be best served as predominantly housing for faculty, staff, and graduate students. In fact, I think research and academic facilities should be prohibited. Gardens and accessory items would be the next priority on my list.

Anonymous

1/21/2021 03:51 PM

Community gardens would serve South Boulder's and residents of CU housing's needs.

Anonymous

1/21/2021 04:10 PM

I think that some of these examples are reasonable uses for the site, especially if they would cut down on vehicle trips needed by the residents.

Anonymous

1/21/2021 04:19 PM

Residential use feedback: highly recommend cooperative housing models that other universities across the country use for mixing student/staff/faculty living and engagement. Community gardens feedback: highly recommend use of community gardens as educational/service student engagement opportunity, and recommend the use of gardens be expanded to help provide locally grown food for campus dining centers.

Anonymous

1/21/2021 04:20 PM

These are all good options.

Anonymous

1/21/2021 04:23 PM

No research or academic teaching facilities. The only semi legitimate excuse for building this is affordable housing.

Anonymous

1/21/2021 06:49 PM

All sound fine. Whatever the university needs.

Anonymous

1/21/2021 07:27 PM

What is here is less concerning than what we will be giving up in quality of life and impact to our natural protected spaces.

Anonymous

1/21/2021 07:35 PM

Community gardens are the only acceptable use on this list

| | |
|---------------------------------|--|
| Anonymous 1/21/2021 08:25 PM | All great uses |
| Anonymous 1/21/2021 10:00 PM | Yep...all will add to traffic. |
| Anonymous 1/22/2021 04:28 AM | They are all fine . . . mostly as a complement to the housing infrastructure. |
| Anonymous 1/22/2021 06:49 AM | No. |
| Anonymous 1/22/2021 07:24 AM | Community garden |
| Anonymous 1/22/2021 07:53 AM | Provide strict limits to this. Push for working annexation after flood mitigation. CU is trying to benefit by a continued flood risk to the community. |
| Anonymous 1/22/2021 08:32 AM | None of these potential uses is an improvement over it's current state. |
| Anonymous 1/22/2021 10:43 AM | Please keep this a recreational sacred space. |
| Anonymous 1/22/2021 11:05 AM | Sounds good but don't trust you. You are going to build high end expensive student housing with pools and gyms and luxury areas to compete with other schools. This is all over the country. It will be a country club. It will be dominated by students - many of whom smoke weed and it will be there space - not non-students any more. It is going to be it's own little city. |
| Anonymous 1/22/2021 11:20 AM | I like all of the above. It should be a walkable community for those who live there. I think Childcare and community gardens are important. |
| Anonymous 1/22/2021 11:40 AM | Boulder is extremely over-populated. Let's not exacerbate the situation by adding more housing! Nor do we need more stores or daycare centers. |
| Anonymous 1/22/2021 11:51 AM | Seems like a very good use and in the best location, next to the highway, where it's already developed. |
| Anonymous 1/22/2021 12:42 PM | As a data scientist it is clear this is a biased questionnaire and not an effective means of gauging public support for or against this project. These survey results should not be used in any materials presented to the city or public. |
| Anonymous 1/22/2021 12:45 PM | No retail please. If you want coffee/grocery/laundry put it on lower Table Mesa. Or.... make a back entrance onto Broadway/Hwy 93 and people can |

shop at the upper Table Mesa Shopping Center where there are 2 grocery stores and coffee.

Anonymous

1/22/2021 01:08 PM

Make room for natural open space. Let us share with the wildlife!

Anonymous

1/22/2021 01:37 PM

No more housing.

Anonymous

1/22/2021 02:24 PM

Accessory uses seem like they could have a positive impact on traffic in the area if residents have access to such facilities nearby. Daycare is severely limited in the Boulder area, especially affordable care for students, faculty and staff, I very strongly support the addition of new daycare facilities.

Anonymous

1/22/2021 02:42 PM

I support all of the above except for small sport venues - I think all the other uses would meet necessities for anyone living in this area, thus lessening the load of surrounding grocery stores, etc. Small sport venues don't seem like necessities.

Anonymous

1/22/2021 02:58 PM

No further construction or land disturbance should occur on this property.

Anonymous

1/22/2021 06:02 PM

granting access / shared use to those who own property in the area

Anonymous

1/22/2021 06:59 PM

I think all of these are great uses. And we desperately need a coffee shop on the east end of Table Mesa!!

Anonymous

1/22/2021 08:34 PM

While I think residential units are of paramount, other uses such as small retail and community gardens that would reduce the need for residents to have cars, or use them as frequently as they otherwise might, would be beneficial. Daycare would also support single parents attend or work at the University

Anonymous

1/23/2021 03:25 AM

These are great

Anonymous

1/23/2021 05:49 AM

Less residential

Anonymous

1/23/2021 07:44 AM

This land should not be developed. However things like sports venues, community gardens make the most sense as it would limit impact to the neighborhood.

Anonymous

1/23/2021 08:08 AM

low scale development is appropriate here including gardens, tennis courts and sports fields only

Anonymous

I would love additional child care facilities, commercial (coffee shops, etc.),

1/23/2021 08:09 AM

and research facilities. Community gardens are a very low-level use of land and I do not support one here. Mixed-use (residential + commercial) is an excellent idea, especially with multi story buildings (residential on upper floors, commercial at street level.

Anonymous

1/23/2021 09:40 AM

Accessory uses should be open to the public. Recreation facility should be run by the City with access for CU.

Anonymous

1/23/2021 10:29 AM

I believe in mixed use projects.

Anonymous

1/23/2021 11:29 AM

No.

Anonymous

1/23/2021 12:17 PM

All listed potential uses are acceptable

Anonymous

1/23/2021 12:33 PM

I would like to see small shops such as specialized upscale grocery, coffee and even small restaurants. I would like to also see a fishing pond/lake that would also help in the flood mitigation as well as providing a natural habitat.

Anonymous

1/23/2021 01:10 PM

These make perfect sense and should cut down on traffic.

Anonymous

1/23/2021 02:01 PM

Elements that provide for community-building and reduce transportation needs are desirable

Anonymous

1/23/2021 05:36 PM

I am fine with sports fields, tennis courts, a track, outdoor labs, community gardens, etc. However is it an inappropriate site for buildings and should not be annexed or developed.

Anonymous

1/23/2021 05:46 PM

None, all listed above are reasonable and acceptable

Anonymous

1/23/2021 06:04 PM

Reducing open space is one way path with negative consequences. This developement is a mistake.

Anonymous

1/24/2021 07:55 AM

Leave as much open space as possible!

Anonymous

1/24/2021 08:23 AM

The Public Area should be limited to low and medium density residential just as exists in the surrounding areas.

Anonymous

1/24/2021 08:55 AM

Other than community gardens, none of the above is desirable

Anonymous

They sound like a great idea for the community. They would cut down on

1/24/2021 03:39 PM

traffic and make it a real neighborhood.

Anonymous

1/24/2021 03:47 PM

Less than proposed # residential housing and reserve housing for a specific group that is related to a research facility or speciality focus that is also on this campus

Anonymous

1/24/2021 08:51 PM

These are reasonable; however, they are the thin edge of the wedge. There is no guarantee that these and other uses will not grow much larger with time, and the city has no recourse.

Anonymous

1/25/2021 11:27 AM

these all sound great. the city should allow all of this stuff on the city land next to this area. frankly the city should allow this anywhere in the city. no more single family zoning and no more euclidean land use.

Anonymous

1/25/2021 11:47 AM

The City of Boulder should acquire the entire property from the University if possible. If that is not possible then the City of Boulder should not approve any new development by CU on the property. Any CU growth should be done in the area of the main campus.

Anonymous

1/25/2021 12:02 PM

Accessory uses are important to limit so much travel to other areas.

Anonymous

1/25/2021 01:18 PM

The "no build in flood zone" only sounds good until you realize a Safeway can abut our existing residential neighborhoods. It would be better to have CU build further away from existing residential homes.

Anonymous

1/25/2021 02:29 PM

Provide more Open Space and less development area

Anonymous

1/25/2021 03:59 PM

I am strongly opposed to residential use in the proposed annexation for two reasons: (1) Flood risk. Flood mitigation efforts by the City of Boulder, which are better than most, are still focused on determining the minimum amount of space required to deal with a hypothetical flood. While I recognize that CU is legally entitled to build in the 100 year and 500 year floodplain, I submit that it is extremely unwise. As a casual observer of weather trends over the past several decades and as a climate scientist (at CU), it is clear that extreme rainfall events in this region have increased substantially in both size and frequency (this is confirmed by substantial amounts of climate data and modeling). The proposed annexation plan keeps buildings out of the 500 year floodplain only by building a levee across the existing area, which focuses the impacts on the remaining area. It is worth reiterating that that area is a minimum to mitigate a hypothetical flood, meaning that a flood exceeding the modeled size would immediately impact adjacent areas. That being said, land that may become flooded during a large rainfall event can be developed, but the type of that development should be appropriate. Parks, athletic fields, day-use areas, or even a research campus would be less impacted than residential facilities. Residential facilities are virtually guaranteed to have large numbers of people present at any time of day, which would require evacuation and possible relocation due to flooding and resulting long-term

damage (that would be largely borne by taxpayers one way or another). That makes residential facilities the least responsible choice of all the possibilities to build in the CU South location. Playing fields, research facilities, or other day use-only facilities would be much more appropriate and responsible choice. (2) Impacts on adjacent residential areas. I think that people would generally agree that these areas (Highview, Mackey Way, Tantra) are quiet residential neighborhoods. While CU has promised to study transportation infrastructure and to limit building height, the density of development and the lack of nearby commercial facilities to support the proposed student population are fundamental, difficult-to-solve problems. These issues would also fundamentally change the character (not to mention decrease property values) of the surrounding neighborhoods.

Anonymous

1/25/2021 04:13 PM

But...according to CU spokesperson, "We have since realized that any level of Variant 1 — from 100 to 500 year — will result in an earthen dam which stretches from the east to west property lines close to Table Mesa, effectively severing the developable portion of the property from the community," As such, "the university will consider, but cannot guarantee, that housing for university faculty, staff and students will be built on the site." So much for a commitment to affordable housing for which CU has no acceptable track .record anyway

Anonymous

1/25/2021 05:39 PM

Except for the gardens, they will crate more impact upon the environment.

Anonymous

1/25/2021 06:10 PM

Please don't develop this land. It's a crucial ecosystem--what's the plan to offset it's impact?

Anonymous

1/25/2021 06:48 PM

These uses should be prioritized aggressively in their listed order: residential, accessory, daycare, academic, sports, then gardens.

Anonymous

1/25/2021 06:53 PM

Residential uses, daycare, and community gardens should be the biggest uses.

Anonymous

1/25/2021 09:44 PM

Accessory uses that help new and established residents live in 15 minute, walkable neighborhoods is really important - all these amenities make neighborhoods great places to live!

Anonymous

1/26/2021 12:59 PM

These seem to be highly appropriate.

Anonymous

1/26/2021 01:17 PM

I'm opposed to all of the uses with the possible exception of sports fields,Tennis courts, multi-use courts and community gardens.

Anonymous

1/26/2021 02:51 PM

As before, flood risk will ALWAYS be severe on site (upstream dam breach, super 2013), no matter what subject to intense flood beyond current measurement/detention.

Anonymous

1/27/2021 06:57 AM

Okay with me

Anonymous

1/27/2021 07:41 AM

Absolutely none of these should be implemented. This area should be left natural.

Anonymous

1/27/2021 08:05 AM

Should be public gardens/usable parks not to be infringed upon by the university. Do not use the city boundaries to manipulate and defy regulation from the city.

Anonymous

1/27/2021 08:17 AM

dont annex. keep it as is

Anonymous

1/27/2021 08:32 AM

These all sound like great uses for the site, but I still think they could be done in the land swap area in north Boulder just the same without giving the negative impacts that would be unique to this being in South Boulder.

Anonymous

1/27/2021 08:35 AM

Build more affordable housing for those of us that live and work here before catering to trust fund kids

Anonymous

1/27/2021 08:43 AM

How will this affect the wet lands in the development area

Anonymous

1/27/2021 09:22 AM

There should be land designated for native plants and pollinators

Anonymous

1/27/2021 09:23 AM

Needs to be valuable to the public. Student housing.... is not that exciting.

Anonymous

1/27/2021 09:24 AM

I feel like research and teaching facilities should not be present here, I understand this is a university development but the housing focus should not be muddled by academic concerns at this location. There are plenty of other places for that.

Anonymous

1/27/2021 09:38 AM

BOULDER SHOULDN'T PAY FOR THIS

Anonymous

1/27/2021 10:00 AM

I support these additional potential uses.

Anonymous

1/27/2021 10:21 AM

These are WONDERFUL ideas!

Anonymous

1/27/2021 10:31 AM

Do not develop this land

Anonymous

Please build as much housing as possible!

1/27/2021 11:07 AM

Anonymous

1/27/2021 08:26 PM

All of these activities would benefit CU while disadvantaging existing residents.

Anonymous

1/28/2021 07:17 AM

Undeveloped open space

Anonymous

1/28/2021 07:56 AM

Some basic "accessory uses" are needed, BUT here is a small, poorly developed shopping center just west of the CU South area (south of the intersection of Table Mesa and Moorehead). I suggest that re-development of THAT land could go hand-in-hand with providing amenities any CU south development, as it is a VERY short walk away. I don't support adding academic buildings at CU South, because that would necessarily add more travel from the main campus. Sports venues (like the tennis courts already there) seem like an appropriate development, and are unlikely to have major impacts on traffic. Community gardens seem like a very good idea.

Anonymous

1/28/2021 07:49 PM

I vote NO on annexation.

Anonymous

1/28/2021 08:18 PM

Daycare would be a big help for graduate students and professors - and creating a mixed use area with small businesses sounds great too. Community gardens are proven to lessen crime in neighborhoods, so I'm really pleased to see them on this list.

Anonymous

1/28/2021 08:50 PM

CU needs more residential capacity - putting it at CU South reduces the burden on the rest of the city. Community gardens are nice, but they can be in the 100 year or 500 year floodplains.

Anonymous

1/28/2021 09:04 PM

I don't like anything be built on this site so it all sounds like a mini-CU campus and should not be allowed.

Anonymous

1/29/2021 05:37 AM

don't build

Anonymous

1/29/2021 12:10 PM

So far you have designed this survey almost like a push - pull instrument. I object to most of the above uses that have human occupancy in a high risk flood plain.

Anonymous

1/29/2021 02:44 PM

CU must be required to commit in writing to its development plans. It also should defend why it needs 129 acres for future development, which apparently is the equivalent of 52 city blocks. Flood protection of Boulder residents must be the highest priority for land use.

Anonymous

1/29/2021 03:38 PM

Looks like they are developing in the flood plain. With 55 buildings the open space to the east would cease to feel like open space.

Anonymous

1/30/2021 08:53 AM

These are not my primary concern.

Anonymous

1/30/2021 09:09 AM

None

Anonymous

1/30/2021 11:43 AM

I feel strongly that this land should not be developed.

Anonymous

2/01/2021 09:28 AM

Child care center would be good.

Anonymous

2/01/2021 02:54 PM

I do not support any potential uses of CU South beyond preservation of land and flood mitigation

Anonymous

2/01/2021 03:20 PM

CU's actual plans for use of this land exceed the number of acres existing at CU-South, especially since 220 acres of the land are in the 100 year flood plain. It isn't that these aren't good uses for land in general. But they should not be built in a low-lying mined out quarry pit in the middle of a floodplain. Not ever!

Anonymous

2/02/2021 07:15 AM

All uses, while possibly not in line with the adjacent residents (of which I am one of), are needed.

Anonymous

2/03/2021 09:26 AM

seems fair

Anonymous

2/03/2021 09:31 AM

ONLY community gardens should be allowed.

Anonymous

2/03/2021 07:11 PM

All the above sound wonderful, especially community gardens.

Anonymous

2/04/2021 08:45 AM

Flood mitigation and environmental preservation should take priority over these uses. Community gardens could offer opportunities to teach carbon farming principles.

Anonymous

2/04/2021 10:50 AM

I oppose the plan and submitted my opposition in the first blank space.

Anonymous

2/04/2021 11:53 AM

Sound like reasonable uses of the space given the proposed and adjacent existing housing

Anonymous

2/04/2021 01:16 PM

Most are good. Research and academic teaching facilitates should be limited. These types of spaces are ultimately not used by a high portion of the CU community.

Anonymous

2/05/2021 10:59 AM

Anything done to create a feeling of community among the people living at CU South would benefit all of Boulder. Daycare would be especially valuable, I suspect, in creating an affordable community. I'm less enthusiastic about using the space for research and academic teaching facilities, but I recognize the University's expanding need for such spaces.

Anonymous

2/05/2021 12:18 PM

As noted earlier, I think there should be no development involving buildings (for any purpose), streets, sidewalks or other hard surfaces.

Anonymous

2/06/2021 10:58 AM

ALL will benefit CU for the most part - and at CITY expense.

Anonymous

2/06/2021 04:42 PM

All sound like excellent and wise uses

Anonymous

2/06/2021 08:43 PM

Sounds fine.

Anonymous

2/07/2021 11:38 AM

Recreation and land preservation relevant to nature and outdoors. I do not wish to see daycare centers, sports fields, residential or commercial

Anonymous

2/07/2021 08:09 PM

Seems that other uses should be aimed at supporting the dominant residential uses to provide a complete neighborhood and limited vehicle trips.

Anonymous

2/07/2021 11:47 PM

Small sport venues and community gardens would be more desirable than laundry facilities and grocery stores considering that we have these facilities nearby

Anonymous

2/08/2021 08:28 AM

Again, please do not disturb this beautiful open space in any way.

Anonymous

2/08/2021 10:13 AM

The University needs to make the best plan for University operations

Anonymous

2/08/2021 10:56 AM

I hope that they are geared toward adults, not students. (Students are adults if you expect them to be. But, too often, universities develop things for "students" and it encourages non-adult behavior.)

Anonymous

2/08/2021 02:32 PM

Yes. Baseball has been missing from the Boulder Area and CU spotlight for a long time. This is a great opportunity to build a Baseball Field to support local high school teams and potentially bring baseball back to CU. I also think a daycare facility would serve CU's young families and make so many difficult family decisions more affordable and accessible.

Anonymous

2/08/2021 09:54 PM

Please consider adding dedicated, lighted pickleball courts accessible to all City of Boulder residents.

Anonymous

As mentioned earlier, it would be wonderful if you include dedicated, lighted

2/09/2021 08:26 AM

outdoor pickleball courts and not just tennis courts. Up to four pickleball courts can fit on one tennis court, meaning that you can serve 16 citizens playing pickleball on one tennis courts verses 2-4 tennis players on the same court. There are currently 36 city of Boulder tennis courts, 31 dedicated to tennis; there are 12 pickleball courts, none of which are dedicated to pickleball (i.e., all are shared with other sports). Pickleball is the fastest growing sport in the U.S.

Anonymous

2/09/2021 02:36 PM

It would be *so* much better to move the fields at east campus to south, then develop residential at east!

Anonymous

2/09/2021 02:38 PM

The site should be used only for flood mitigation.

Anonymous

2/09/2021 03:01 PM

Don't develop

Anonymous

2/09/2021 03:05 PM

Nothing should be built on this floodplain

Anonymous

2/09/2021 04:09 PM

Research and academic teaching facilities should be eliminated. For equity - 50% of housing should be affordable. Small sport facilities and sport fields should not be provided except ones that would be for residential use. CU should consider any development to be a model learning lab in sustainable living as well as flood plain restoration for carbon capture. The bern should be removed a flooded wet lands should replace the east portion of the Public use area.

Anonymous

2/09/2021 04:12 PM

primary use as residential, including affordable housing for non-academic lower income employees of university

Anonymous

2/09/2021 05:49 PM

This land is not suitable for ANY development. The University needs to concede the fact they bought this land without the proper protocols and it is in a flood zone.

Anonymous

2/09/2021 07:47 PM

all good

Anonymous

2/09/2021 09:31 PM

I'd rather not see grocery stores at cu south. I'm fine with housing and recreation/small sport venue but it would be nice to keep as much of the natural surroundings as possible.

Anonymous

2/09/2021 10:30 PM

Mixed uses

Anonymous

2/10/2021 07:38 AM

Excellent plan.

| | |
|---------------------------------|---|
| Anonymous 2/10/2021 11:45 AM | Please limit the amount of development adjacent to the Hyview neighborhood (low-density residential) through height limits or otherwise. |
| Anonymous 2/10/2021 12:02 PM | Disc Golf, Botanical Garden, coffee shops, sandwich shops |
| Anonymous 2/10/2021 12:31 PM | I fundamentally question whether the University of Colorado needs to expand at this level. The University just built a massive research center in east campus, and new dorms in the Williams Village areas. |
| Anonymous 2/10/2021 02:02 PM | Support uses that create a small community setting to reduce impact on neighboring sisters, eg. Small grocery store, coffee shop, neighborhood bar, community center, community gardens, bistro/family restaurant |
| Anonymous 2/10/2021 03:23 PM | Residential facilities are the most urgent need. Daycare would also be beneficial. |
| Anonymous 2/11/2021 08:37 AM | If development occurs it should be restricted to affordable housing with supportive services for the residents of the housing. |
| Anonymous 2/11/2021 08:43 AM | Commercial businesses will compete with existing South Boulder businesses and should be limited |
| Anonymous 2/11/2021 08:44 AM | No annexation |
| Anonymous 2/11/2021 08:46 AM | No sports venues. YES to daycare center. Yes to community gardens. No grocery stores, laundromats or coffee shops. |
| Anonymous 2/11/2021 08:47 AM | All sound OK to me |
| Anonymous 2/11/2021 08:48 AM | If a daycare center is being considered, the university should work with Thorne Nature Experience to develop a nature based daycare. |
| Anonymous 2/11/2021 08:48 AM | This does not seem to be an ideal place for research and teaching facilities, but little info is available as to what is actually under consideration. |
| Anonymous 2/11/2021 09:08 AM | No |
| Anonymous 2/11/2021 09:15 AM | I think all the potential uses listed above would be appropriate for the site. I'm just not sure how you could accommodate all of them, given that the primary use will be residential housing, as I understand the plan. |
| Anonymous 2/11/2021 10:13 AM | All could be useful to the residents of the new housing. The important thing is that they are intended for those residents and not to attract new business to |

| | |
|---------------------------------|--|
| | the area. |
| Anonymous 2/11/2021 10:38 AM | I disagree with residential housing and residential uses and research and academic teaching facilities that add congestion and traffic to the Sooth Boulder area. |
| Anonymous 2/11/2021 10:45 AM | no |
| Anonymous 2/11/2021 10:50 AM | I could see any of the above as useful. I think this can be decided at a later date. |
| Anonymous 2/11/2021 11:06 AM | All seem reasonable. Hard to comment not knowing what the weighted needs are of CU. |
| Anonymous 2/11/2021 11:11 AM | Traffic....seems the traffic study wasn't interpreted/conducted correctly....very disappointing |
| Anonymous 2/11/2021 11:23 AM | We don't need more building in this area! It's already built up completely and congested. This land should be left for the people of Boulder to use as open space. |
| Anonymous 2/11/2021 11:37 AM | I am against development of this property for any use by CU. |
| Anonymous 2/11/2021 11:50 AM | No to all of them. |
| Anonymous 2/11/2021 12:01 PM | Using this land for residential purposes will have an extremely negative impact on traffic for current residents. |
| Anonymous 2/11/2021 12:29 PM | They are terrible. |
| Anonymous 2/11/2021 12:44 PM | Day Care, accessory uses.... |
| Anonymous 2/11/2021 12:47 PM | All of them sound awful. |
| Anonymous 2/11/2021 01:11 PM | I don't want to see a little town develop here. no groceries, no laundries, no dorms. |
| Anonymous 2/11/2021 01:39 PM | None of those uses make any sense in a flood zone. |
| Anonymous | Love the accessory uses to keep residents on-site. CU should make it a very |

2/11/2021 02:09 PM

hip and cool place to live, to encourage faculty members to move there from East County and pull students off of the Hill.

Anonymous

Already commented

2/11/2021 02:53 PM

Anonymous

These seem like good uses of the space

2/11/2021 03:34 PM

Anonymous

The university is a state entity and I really should not offer comment. I am sure they will build what they need if they need it. Not clear if the University will need to expand in the future.

2/11/2021 03:52 PM

Anonymous

Limit density. Limit height of buildings. As a neighbor, the LEAST desirable would be having high density undergraduate housing right up against my backyard. I have nothing against college students at all. I like them (and my son attends CU now). I just don't want to live next to their parties. Just a hunch that not that many CU administrators choose to live on campus or on the Hill for that same reason.

2/11/2021 03:54 PM

Anonymous

What about the coyotes, birds, snakes, and bugs?

2/11/2021 04:36 PM

Anonymous

Allow a future baseball field if needed by CU

2/11/2021 06:54 PM

Anonymous

These are ok but there should be a 200 yard buffer between any of the above uses and the current neighborhoods.

2/11/2021 06:58 PM

Anonymous

development should not affect the flood plain

2/11/2021 07:16 PM

Anonymous

The only tolerable use would be for small research (not teaching) facilities with a small footprint for the facilities and parking and keeping the existing sports venues as they are one.

2/11/2021 07:28 PM

Anonymous

I would rather see the East Campus area built out than have the more remote, wilder CU South territory built on.

2/12/2021 10:13 AM

Anonymous

No feedback

2/12/2021 10:43 AM

Anonymous

just bulldoze the community and build "projects"

2/12/2021 11:16 AM

Anonymous

I do not think research and academic teaching facilities should go in this location. That brings more people into that area and furthers traffic and congestion. Accessory uses such as coffee shops and groceries stores would

2/12/2021 03:22 PM

keep people in that area and decrease unnecessary trips. I think it should just be housing for students and faculty...period. Community gardens for the people living there would be an acceptable land use. Whatever you can provide so people aren't constantly leaving their neighborhood should be provided.

Anonymous

2/12/2021 03:41 PM

Accessory uses that help make the area a complete neighborhood would be a great benefit. If this includes family housing then yes, include day care! Areas that allow the residents to congregate, dine, and recreate would be excellent.

Anonymous

2/12/2021 04:05 PM

All sound fine, if they are not jammed together.

Anonymous

2/12/2021 04:10 PM

It would be a horror to have any of this take place in an area that the Comp Plans have designated (for many years) as open space.

Anonymous

2/12/2021 04:32 PM

no typical research or academic facilities should be allowed - only housing with accessory uses--do not allow the university to expand its campus

Anonymous

2/12/2021 06:00 PM

This property should be recovered and used as open space.

Anonymous

2/12/2021 06:20 PM

Priority to accessory uses that are within walking distance of residential units.

Anonymous

2/12/2021 06:23 PM

Uses serving residents reduce the need for trips. They should stay small so as not to attract outside customers.

Anonymous

2/12/2021 06:29 PM

i would prefer that no structures be built in the space, though small sports venues seem to me vastly preferable to any sort of residential or academic facilities. Community gardens might enhance the site.

Anonymous

2/12/2021 06:37 PM

No residential use No accessory use as outlined above No day care center
No teaching No sports venues

Anonymous

2/12/2021 06:43 PM

Ok as long as I can still walk my dog where and throw ball in the little lake.

Anonymous

2/12/2021 06:46 PM

all good

Anonymous

2/12/2021 06:57 PM

Daycare center, Community gardens are needed

Anonymous

2/12/2021 07:00 PM

Like daycare center, community gardens

| | |
|---------------------------------|--|
| Anonymous 2/12/2021 07:13 PM | all sound reasonable |
| Anonymous 2/12/2021 07:29 PM | no |
| Anonymous 2/12/2021 07:35 PM | It would help with traffic congestion if small local facilities such as laundries, day care centers, coffee shops, etc. were made available on the site. This would mean a walkable community. Community gardens would support health through fresh vegetables and exercise. |
| Anonymous 2/12/2021 07:42 PM | Keep density low as possible. Uses that require lowest human density preferred. |
| Anonymous 2/12/2021 07:47 PM | Multi-use courts - tennis courts should remain. |
| Anonymous 2/12/2021 07:51 PM | The uses listed could be interpreted to cover everything on a total campus |
| Anonymous 2/12/2021 07:59 PM | NO |
| Anonymous 2/12/2021 08:01 PM | no |
| Anonymous 2/12/2021 08:03 PM | ok |
| Anonymous 2/12/2021 08:09 PM | these seem reasonable - but a liquor store or "pub" would not be reasonable |
| Anonymous 2/12/2021 08:12 PM | none |
| Anonymous 2/12/2021 08:20 PM | It's important for users and residents to have easy access to nearby amenities to reduce traffic impact. |
| Anonymous 2/12/2021 08:23 PM | no |
| Anonymous 2/12/2021 08:30 PM | low buildings I am assuming (see #16). these listed uses seem logical. |
| Anonymous | no |

2/12/2021 08:45 PM

Anonymous

more open space

2/12/2021 08:48 PM

Anonymous

all good uses

2/12/2021 08:50 PM

Anonymous

all appropriate

2/12/2021 08:59 PM

Anonymous

prefer: accessory uses, research and academic facilities, small sports venues, community gardens

2/12/2021 09:02 PM

Anonymous

I favor day care center, community gardens, and small sport venues (if open for community use)

2/12/2021 09:30 PM

Anonymous

Eminent domain or land swap by the City to retrieve this land that it was cheated out of by CU.

2/13/2021 02:50 AM

Anonymous

No annexation and no development

2/13/2021 08:51 AM

Anonymous

any the support a "15 minute neighborhood"

2/13/2021 12:04 PM

Anonymous

All of these uses sound great for the site - it doesn't sound like any would greatly impact the surrounding area.

2/13/2021 01:29 PM

Anonymous

See above

2/13/2021 03:07 PM

Anonymous

I oppose a large residential complex.

2/13/2021 05:42 PM

Anonymous

accessory uses would be of benefit to the neighborhood

2/13/2021 10:14 PM

Anonymous

Any development near or adjacent to this major flood plain should be minimized, preferably avoided altogether.

2/14/2021 08:15 AM

Anonymous

Potential uses change with the times. Sometimes quickly. Why would a large university ever want only full time online learning. In 20 years, CU's needs will be different then now.

2/14/2021 09:42 AM

Anonymous

2/14/2021 02:06 PM

I'd prefer to have the old gravel pit pond and the big turtles back again.

Anonymous

2/14/2021 02:54 PM

They all sound very good. I like that there is no indication whatever of a sports stadium of football field surrounded by a sea of parking being placed on this site.

Anonymous

2/14/2021 03:22 PM

There should be at most very limited research/teaching- focus should be housing. Only sports facilities should be those serving residents of the complex and nearby neighbors.

Anonymous

2/14/2021 04:03 PM

These all sound appropriate

Anonymous

2/14/2021 04:51 PM

I am CU faculty. I strongly oppose expansion of any CU facilities including housing to CU South. There is adequate capacity in other existing properties to expand. The towering Darley dorms are a travesty. Do we want to repeat that mistake? CU Expansion creates significant issues, e.g. The East Campus expansion is several years old and clearly has had negative impacts on the adjacent residential neighborhoods, the environment (see the torn up , overused trail system), transportation (What happened to RTD service - it vanished). Students and faculty alike, several years since expansion, find transportation between Main and East campus is inadequate, unreliable, and disorganized. Expanding to another part of town in the absence of adequately handling the most recent expansion to East Campus is foolhardy.

Anonymous

2/14/2021 04:53 PM

A garden is a must! Daycare center would be grand, as this should be a multicultural and co-generational living space! I say no to research and academic teaching facilities. Yes to meeting spaces for groups, and maybe a small stage for events/presentations- like thesis presentations/ art performances.

Anonymous

2/14/2021 05:57 PM

I think it's sad the existing tennis courts will be replaced by residential housing , teaching facilities which CU does not need. They can reconfigure what they have now. Will the students and parents foot the bill for the buildout? Will the annexation and infrastructures be paid for by Boulder residents?

Anonymous

2/14/2021 06:03 PM

Increase community benefits by adding local amenities useful to the CU South future residents, such as light retail, cafes, gathering spaces, etc. at the site.

Anonymous

2/14/2021 06:53 PM

See note above. This is a flood plain and floods are very likely to get bigger and bigger so any building is very likely unwise.

Anonymous

2/14/2021 08:12 PM

Research/teaching facilities should be almost exclusively for the nearby residents, not for the use of others that would need to get to the site.

Anonymous

Flood basin

2/14/2021 09:01 PM

Anonymous

The area should be liveable for the residents, so all of the above sound fine.

2/14/2021 09:04 PM

Anonymous

All are important uses to help create a community and should be allowed.

2/14/2021 09:09 PM

Anonymous

would be against residential uses

2/14/2021 09:17 PM

Anonymous

not necessary - you have other options

2/14/2021 09:24 PM

Anonymous

no

2/14/2021 09:32 PM

Anonymous

i would approve of community garden.

2/14/2021 09:36 PM

Anonymous

Excellent and sorely needed

2/14/2021 09:36 PM

Anonymous

day care centers and community gardens are most needed.

2/14/2021 09:38 PM

Anonymous

I prefer most of the land being preserved as open space with a small number of acres for housing and recreation and for flood mitigation.

2/14/2021 09:43 PM

Anonymous

I believe that the University should not be permitted to develop the land; in particular, I take issue with their plans for housing.

2/14/2021 09:51 PM

Anonymous

sounds reasonable

2/14/2021 09:54 PM

Anonymous

agree with preceding statements

2/14/2021 09:57 PM

Anonymous

They are all appropriate uses.

2/14/2021 10:04 PM

Anonymous

It makes sense to have some conveniences on site to make the development more self-sufficient. That would also cause less traffic in and out.

2/14/2021 10:09 PM

Anonymous

Yes - if families occupy any of the residential units they will NEED day care

2/14/2021 10:18 PM

and groceries nearby - tennis courts will not matter for flood control - yes.

Anonymous

no

2/14/2021 10:23 PM

Anonymous

no

2/14/2021 10:31 PM

Anonymous

yes to most of the list - Keep research facilities OUT. Small classes OK, but no large lecture halls.

2/14/2021 10:56 PM

Anonymous

Adding accessory uses, daycare, community gardens hopefully cuts down on traffic.

2/15/2021 05:19 AM

Anonymous

No development

2/15/2021 05:27 AM

Anonymous

Sounds good. Dense housing is good.

2/15/2021 06:15 AM

Anonymous

Accessory uses should be encouraged. This would help reduce unnecessary traffic away from the the property and make it a more walkable community.

2/15/2021 06:35 AM

Anonymous

Sounds good

2/15/2021 07:06 AM

Anonymous

All of those sound great

2/15/2021 07:34 AM

Anonymous

Please explain why the City is bent on annexation?

2/15/2021 07:50 AM

Anonymous

Best and greatest needs for CU should be the priority. CU is the economic engine for city of Boulder. We can't forget this.

2/15/2021 07:51 AM

Anonymous

I support all of them

2/15/2021 08:20 AM

Anonymous

These look great

2/15/2021 08:20 AM

Anonymous

More community gardens! A multi-use sports facility or green area (not tennis or softball, which are limited in users) would be nice.

2/15/2021 08:37 AM

Anonymous

All excellent choices, except teaching facilities should stay on main campus

2/15/2021 08:44 AM

to reduce vehicle trips. I especially like childcare facilities, small coffee shop and grocery and community gardens

Anonymous

2/15/2021 08:47 AM

Continue to oppose!!! All things there should be to prevent people from using anything in the surrounding neighborhoods. No cars should be allowed there, period. Everything a person needs should be there so we are not overcrowded (which we already are) in the surrounding neighborhoods.

Anonymous

2/15/2021 08:55 AM

Workforce and student housing are the most important uses for CU South. Research would be preferable to teaching facilities since forcing students to travel from the main CU campus during the school day would drive lots of travel demand.

Anonymous

2/15/2021 09:07 AM

This location is isolated and a poor choice for residential usage. It is a good choice for environmental research including agriculture/experimental gardens. Focused benefits to university that do not require development, increase transportation issues, or isolate factions of university attendees.

Anonymous

2/15/2021 09:33 AM

This would be a great asset to the South Boulder community.

Anonymous

2/15/2021 09:36 AM

the denser a community, the more responsive its infrastructure needs to be. Boulder does density poorly. are we engaging the right expertise?

Anonymous

2/15/2021 09:55 AM

This area should not be annexed for any type of development. Flood control only.

Anonymous

2/15/2021 10:16 AM

I think any University-related uses would be appropriate. It does own the land after all

Anonymous

2/15/2021 10:55 AM

Uses that serve the residential use would be my next priority. So, daycare if there is family housing and other accessory uses. Also recreational uses like paths or dog park.

Anonymous

2/15/2021 12:11 PM

All seem acceptable.

2/15/2021 12:16 PM

Community gardens but for who? Dorm living students? Or South Boulder year round residents? Please explain. I do not want to see "coffee shops and "small" grocery stores - which by the way- cannot survive against full service stores that people will drive to.

Anonymous

2/15/2021 12:36 PM

Enough retail is already in the area; would rather see tennis courts and community gardens instead.

Anonymous

2/15/2021 12:46 PM

Love all the ideas!

Anonymous

A Coffee shops and small grocery store for residents would be great. I also

2/15/2021 12:49 PM

love The idea of more recreational facilities. At the moment I use the cross country trails pretty regularly. And finally, classroom space is always needed and appreciated!

Anonymous

2/15/2021 01:06 PM

How about none of the above.

Anonymous

2/15/2021 01:12 PM

I love that my current neighborhood is walkable in terms of coffee, groceries, basics. Would like to see this here as well.

Anonymous

2/15/2021 01:14 PM

Structural facilities must not impede flood flows; e.g. tennis courts and a rest-room changing facility uphill are one thing, but buildings for research and teaching should not be there. Unfortunately, the idea of research reflected shows the fetish for lab benches and equipment, and disregards the opportunities for field ecology, soil science and soil regeneration, and other kinds of cover crop/grass restoration projects.

Anonymous

2/15/2021 01:18 PM

Having on-site amenities reduces neighborhood travel impacts, and that seems like a good idea. The same with pocket parks and small sport facilities.

Anonymous

2/15/2021 01:20 PM

What about space for employees to work?

Anonymous

2/15/2021 01:36 PM

Residential uses, only community needs, not desires, to allow most land to be used for residential (i.e. no grocery stores or coffee shops if transportation is available to local city amenities, no daycare if it can be incorporated into the existing daycare, no sports venues if there is transportation to existing sports venues, etc.).

Anonymous

2/15/2021 01:50 PM

community gardens and composting sites will be critical!

Anonymous

2/15/2021 01:58 PM

CU NEEDS MORE AFFORDABLE CHILDCARE FOR EMPLOYEES. Especially for babies/toddlers. The current facility is too small and those most in need are not able to get on the list. A fee structure based on salary should be implemented.

Anonymous

2/15/2021 01:59 PM

How sad to build housing on this rare and beautiful piece of land. It's simply not appropriate. Make a different deal with the city.

Anonymous

2/15/2021 02:16 PM

Sounds good

Anonymous

2/15/2021 02:25 PM

Please don't put any more 'facilities' here. CU has lots of climate scientists who know about the drought situation we face in the near future. This land can help to mitigate this, but not if it is developed.

Anonymous

Anything but using it as open space will negatively impact those who live

2/15/2021 02:25 PM

closeby.

Anonymous

2/15/2021 02:35 PM

Let's hear what they are BEFORE we agree to annexation! Potential is of no value. What are the actual plans???

Anonymous

2/15/2021 02:51 PM

CU should put off all such plans until it comprehensive studies are done. It smacks of profiteering to suddenly overbuild in the midst of a pandemic when enrollment is down and so is on campus housing income. And who knows what will happen in the next few years. To rush this ill-considered development is inexcusable.

Anonymous

2/15/2021 02:51 PM

There's a big need for both community gardens & childcare. Although I'd be really sad to see the Children's Center move there, because proximity to the campus is a huge benefit in my opinion, an additional daycare center would be AMAZING especially for those who live on the site or commute in along 36.

Anonymous

2/15/2021 03:08 PM

Seems like there should be a restaurant or two

Anonymous

2/15/2021 03:34 PM

We should not annex the property and allow CU to develop it as they see fit. This property should not be developed due to the negative impacts to the city of Boulder.

Anonymous

2/15/2021 03:47 PM

The proposed, but unspecified development, would destroy my home, neighborhood, all of south and east Boulder -- which would lose its semi-rural ambiance, and place us into just another totally congested, noisy, light polluted, suburban sewer, no different from what has occurred around Golden, Longmont, and throughout the Front Range!

Anonymous

2/15/2021 03:47 PM

Residential housing should not impede trail access from Tantra Park to Open Space.

Anonymous

2/15/2021 03:59 PM

All of these uses should be welcome as part of a viable living neighborhood!

Anonymous

2/15/2021 04:10 PM

I'd like to see less emphasis on development and more on natural open space.

Anonymous

2/15/2021 04:28 PM

These potential uses are very broad. While each by itself is noteworthy, having more than 1 or 2 of these uses would not be in keeping with what Open Space is all about. Keep shops, stores, etc out of here; all of this is available a mile away in the TM shopping center. And no day care; there are already enough options in Boulder. (I have asked my nephew and my younger friends.)

Anonymous

2/15/2021 05:07 PM

This looks reasonable

Anonymous

2/15/2021 05:08 PM

could accessory uses include an auto repair shop, gas station, or similar?
seems pretty broad.

Anonymous

2/15/2021 05:11 PM

Appropriate for the area and the people in the area.

Anonymous

2/15/2021 05:13 PM

Expanding the proposed residential units into a more neighborhood-like atmosphere is to be encouraged.

2/15/2021 05:37 PM

I love these suggestions and think they will not only enhance of the experience of the residents of new housing, but also that of the adjacent neighborhoods. The community gardens, coffee shops and small grocery store is a great amenity.

Anonymous

2/15/2021 05:52 PM

Limited residential, community gardens

Anonymous

2/15/2021 06:00 PM

Sounds good

Anonymous

2/15/2021 07:26 PM

Sounds good.

Anonymous

2/15/2021 08:08 PM

Day care! Accessory use!! Garden!!!

Anonymous

2/15/2021 08:19 PM

Put them somewhere else near the campus. They don't have to be all bunched together. Put a community garden where Safeway is now. Research areas need to go to CU East. Academic teaching should stay on the upper main campus as much as possible. CU doesn't need to grow as much as was envisioned years ago.

Anonymous

2/15/2021 08:26 PM

Would like to see some percentage designated for future unknown needs

Anonymous

2/15/2021 08:47 PM

Great!

Anonymous

2/15/2021 08:52 PM

Allow mixed-use residential and small commercial to ensure this area is a 15-minute neighborhood

Anonymous

2/15/2021 09:20 PM

None of these address the wild wetlands nature of this zone.

Anonymous

2/15/2021 09:55 PM

All sound good

Anonymous

2/15/2021 10:18 PM

Daycare is very important, there can be long wait times for daycare in Boulder so highly recommend including this.

Anonymous

2/15/2021 10:26 PM

Residential, accessory, daycare, community gardens all sound great.

2/15/2021 10:36 PM

Accessory Uses fits with the city's goal of 15 minute neighborhoods. Basic amenities should be a short walk away.

Anonymous

2/16/2021 06:18 AM

no because I can't tell where flood waters and flood wall for protection will be

Anonymous

2/16/2021 06:23 AM

no

Anonymous

2/16/2021 06:27 AM

Please put in public pickleball courts

Anonymous

2/16/2021 06:50 AM

No comment

Anonymous

2/16/2021 08:02 AM

The emphasis should be supporting uses for the predominate residential use

Anonymous

2/16/2021 10:14 AM

I do not believe any buildings should be built at the expense of the wildlife

Anonymous

2/16/2021 12:35 PM

Worried about traffic impact of used that actively draw more people to the area

Anonymous

2/16/2021 04:12 PM

I prefer recreational use only and do not support buildings or housing or commercial facilities on this site

Anonymous

2/16/2021 07:14 PM

Build as little as possible. Boulder is overcrowded!

Anonymous

2/16/2021 08:34 PM

Get the university to find another place that is not so important esthetically and environmentally. This site is terrible for CU's destruction.

Anonymous

2/16/2021 09:46 PM

There should not be development. CU has not submitted a definitive final plan.

Optional question (515 response(s), 440 skipped)

Question type: Essay Question

Q15 Are there other uses that should be allowed or not allowed?

Anonymous

1/13/2021 01:00 PM

Flood protection should be allowed. Nothing else.

Anonymous

1/13/2021 01:06 PM

please, no loud music venues, no marijuana grow or retail operations

Anonymous

1/13/2021 01:06 PM

Large mass buildings should not be allowed .

Anonymous

1/13/2021 01:13 PM

see above.

Anonymous

1/13/2021 01:32 PM

No opinion

Anonymous

1/13/2021 02:03 PM

Housing for first year students should be allowed if the university decides it's useful.

Anonymous

1/13/2021 02:17 PM

Ban the entire project

Anonymous

1/13/2021 02:37 PM

Not excited about dogs off leash.

Anonymous

1/13/2021 03:02 PM

Retracting from a former comment in this survey, perhaps keeping it more toward residential, sports/athletics/recreational, with some accessory uses might make this a very appealing and beautiful area.

Anonymous

1/13/2021 03:23 PM

Would love to see CU maintain the "Public Space" as Open Space forever.

Anonymous

1/13/2021 03:32 PM

Considering this area of Boulder is predominantly residential I think uses that would include loud night activities and potential for public disturbances should be prohibited.

Anonymous

1/13/2021 04:19 PM

No ebikes on trails.

Anonymous

1/13/2021 05:56 PM

No

Anonymous

1/13/2021 06:14 PM

Height requirement, really important to me.

| | |
|---------------------------------|--|
| Anonymous 1/13/2021 06:17 PM | research facilities should not be allowed. |
| Anonymous 1/13/2021 06:36 PM | Don't spend 50-100 million dollars to haul in dirt that will just be washed away in the next flood. |
| Anonymous 1/13/2021 07:16 PM | The only use that should be allowed for this site is flood mitigation and open space. |
| Anonymous 1/13/2021 07:57 PM | It should be a self-contained residential village. Zoning is a proven disaster. |
| Anonymous 1/13/2021 08:27 PM | There should not be large parking lots or transportation facilities where cars and trucks emit pollution and fumes that pollute city open space. |
| Anonymous 1/13/2021 08:57 PM | None at all. |
| Anonymous 1/13/2021 09:08 PM | Please maintain buffalo ranch cross country course for running and cross country skiing. |
| Anonymous 1/14/2021 06:44 AM | No allowance of motorized recreational equipment (atvs, motor bikes) |
| Anonymous 1/14/2021 09:25 AM | A public track would be wonderful. |
| Anonymous 1/14/2021 09:31 AM | no more banks, gas stations, or extra roads and parking lots |
| Anonymous 1/14/2021 09:38 AM | No such uses. |
| Anonymous 1/14/2021 10:47 AM | Sure. The land should be left as is. That's the only use that should be allowed. Where on this survey is the place where I can check that box? Oh - that's right - there isn't one. How stupid of me to expect that I'd get an unbiased, open ended survey . |
| Anonymous 1/14/2021 11:47 AM | NO residential units. No uses that would drastically cut down on open space or increase traffic. |
| Anonymous 1/14/2021 12:16 PM | I'm curious about parking and if the city residents will be able to park there without huge University parking rates |
| Anonymous | Not allowed: OFFICES |

1/14/2021 12:49 PM

Anonymous

1/14/2021 01:40 PM

Keep it as it is and protect the endangered species that have already been identified.

Anonymous

1/14/2021 01:43 PM

Leave the entire acreage as a natural buffer to protect the environment

Anonymous

1/14/2021 02:25 PM

Would not like to see big venue structures (sports, etc.) which would pull in 1000s of people

Anonymous

1/14/2021 03:04 PM

Would be a case by case situation

Anonymous

1/14/2021 03:45 PM

They should have to get permission from residents in South Boulder before they add other uses in the future.

Anonymous

1/14/2021 04:39 PM

Public trails as appropriate.

Anonymous

1/14/2021 04:54 PM

No paving over of any currently undeveloped land. Nature organizes her spaces with an intelligence far greater and billions of years older than humans. Respect that.

Anonymous

1/14/2021 05:08 PM

No loud events.

Anonymous

1/14/2021 05:52 PM

Do not allow a power station

Anonymous

1/14/2021 06:13 PM

WE DO NOT WANT BUILDINGS.

Anonymous

1/15/2021 06:51 AM

None of it should be allowed.

Anonymous

1/15/2021 08:11 AM

Don't allow building at all, seriously. This is what our city is now? A vehicle for the University?

Anonymous

1/15/2021 09:44 AM

No activities that add more light or noise. Rte 36 already produces a lot of noise. RTD and businesses along S. Boulder Rd already produce light pollution.

Anonymous

1/15/2021 12:12 PM

High impact projects

| | |
|---------------------------------|---|
| Anonymous 1/15/2021 12:42 PM | It's going to be easier to get CU South residents to travel out by non-car modes than to get non-residents to travel in by non-car modes. So classrooms, research facilities, etc. that would attract people in seem like not a good idea. |
| Anonymous 1/15/2021 02:31 PM | Leave the entire area alone. |
| Anonymous 1/15/2021 07:47 PM | Anything that disrupts the ecosystem. |
| Anonymous 1/16/2021 10:57 AM | no event centers with evening events that will bring noise and traffic to area in the evenings |
| Anonymous 1/16/2021 03:31 PM | Needs to remain open space and flood mitigation |
| Anonymous 1/16/2021 03:57 PM | No buildings should be allowed in this area! |
| Anonymous 1/16/2021 09:25 PM | This part of Boulder contains quiet neighborhoods. The new affordable housing that is promised/allowed must be in keeping with the surrounding residents that already exist and NOT lead to increases in sound, light, or other disturbances. |
| Anonymous 1/17/2021 07:14 AM | No cut thru to Hwy 93 |
| Anonymous 1/17/2021 10:48 AM | All uses other than simply turning the area into official open space should not be allowed. I do agree with flood mitigation for the areas north of the CU South area. |
| Anonymous 1/17/2021 03:09 PM | Might want to limit sporting event size (traffic), and off-leash dogs outside of the dog park area... |
| Anonymous 1/17/2021 06:24 PM | NONE |
| Anonymous 1/17/2021 06:35 PM | Limit research development to East Campus |
| Anonymous 1/18/2021 08:28 AM | Recreational facilities that require substantial upkeep (court surfaces, etc), watering of grass, or attract homeless encampments should be not be allowed. |
| Anonymous 1/18/2021 09:11 AM | Open Space should only be allowed here. |

Anonymous

1/18/2021 10:37 AM

The whole area should be given over to flood mitigation.

1/18/2021 11:43 AM

A simple, small (2500-3000 capacity) outdoor concert/multi use facility. Stage and utilities only. camp chairs and blankets . No seats or benches.

Anonymous

1/18/2021 12:47 PM

No student centers.

Anonymous

1/18/2021 12:57 PM

As you can see by now, my views are shaped by preserving these lands for open space.

Anonymous

1/18/2021 01:38 PM

Protect the wetlands and nature endanger species.

Anonymous

1/18/2021 02:25 PM

Parking should be intentionally limited.

Anonymous

1/18/2021 03:44 PM

Consider community scale solar.

Anonymous

1/18/2021 04:33 PM

Mixed use village center for the neighborhood

Anonymous

1/18/2021 04:54 PM

No bars, no marijuana shops, No DOGS. Roads that CU constructs - who maintains them and removes snow. This MUST be CU.

Anonymous

1/18/2021 05:01 PM

Parking

Anonymous

1/18/2021 05:09 PM

Nothing should be allowed. This land should not be allowed to be developed. The fact that there are TWO species on this land, which are on the ENDANGERED SPECIES list. Why was this not an immediate stop?

Anonymous

1/18/2021 07:46 PM

NONE OF THIS SHOULD BE ALLOWED!

Anonymous

1/18/2021 08:03 PM

Whatever uses CU determines are necessary should be allowed.

Anonymous

1/18/2021 09:11 PM

No smoking.

Anonymous

1/18/2021 09:13 PM

nope

Anonymous

1/18/2021 09:36 PM

1100 housing units

Anonymous

1/19/2021 08:35 AM

Adequate parking should be provided.

Anonymous

1/19/2021 10:56 AM

Flood mitigation is paramount. Disallow uses that interfere with flood mitigation.

See above.

1/19/2021 11:10 AM

Anonymous

1/19/2021 11:59 AM

No more houses or accessory uses. It is a glorious open space!

Anonymous

1/19/2021 12:04 PM

CU is supposed to have a strong Environmental Studies program-- use the land for studies. If they need ideas call me.

Anonymous

1/19/2021 12:55 PM

Open air theater

Anonymous

1/19/2021 01:24 PM

Leave the land as it is now!!!

Anonymous

1/19/2021 01:27 PM

This area should be designated as an ecological sanctuary to save the endangered Ute Ladies Tresses

Anonymous

1/19/2021 01:47 PM

Uses that generate high degrees of traffic both during and after construction

Anonymous

1/19/2021 01:51 PM

Retail uses should be open to the public. Community gardens should be made available to the neighbors. Students really don't care about gardening (it was proposed and never established at Williams Village). Kids are here to go to school, not gardens

Anonymous

1/19/2021 01:53 PM

No football stadium. Keep it centrally located on Folsom, so sports fans will be encouraged to visit downtown Boulder.

Anonymous

1/19/2021 01:58 PM

Cross-country skiing, hiking/running with dogs on leash.

Anonymous

1/19/2021 02:05 PM

How about turn it into a nature preserve?

Anonymous

1/19/2021 03:12 PM

Please require the proposed development to comply with local residential noise and light ordinances. (No concerts. No light pollution.)

Anonymous

1/19/2021 04:05 PM

Do not allow housing and buses through the land

Anonymous

1/19/2021 06:37 PM

Building on this land should not be allowed. Native grasses and native animals should be allowed to continue to live on this land; they should not be destroyed.

Anonymous

1/19/2021 07:19 PM

The following should not be allowed: residences, stores, research facilities, schools

Anonymous

1/19/2021 08:36 PM

There should be no development of any type by the University on this site.

Anonymous

1/19/2021 11:56 PM

Open Space. Perhaps an orchard. Period.

Anonymous

1/20/2021 12:28 AM

Open space is great!

Anonymous

1/20/2021 08:11 AM

Do not allow all housing complex please.

1/20/2021 08:26 AM

Allowed: Definitely flood mitigation. Definitely recreation. Disallowed: High intensity housing. Tall, unsightly buildings.

Anonymous

1/20/2021 09:43 AM

Do not all residential use

Anonymous

1/20/2021 11:26 AM

continued availability for tracked cross country skiing as has been in the past

Anonymous

1/20/2021 12:12 PM

I feel most strong that Residential should NOT be allowed. I'd prefer this property be small spots venues, community gardens only if we have no choice in the matter.

Anonymous

1/20/2021 12:16 PM

Anything that imposes excess noise and light pollution on the surrounding communities should be avoided.

Anonymous

1/20/2021 01:56 PM

No to: banks, delis, restaurants, liquor stores; medical and recreational marijuana stores

Anonymous

1/20/2021 02:00 PM

see previous comment

Anonymous

I think there should be a focus on sustainable development here.

1/20/2021 02:39 PM

Anonymous

no large commercial stores

1/20/2021 04:06 PM

Anonymous

Absolutely NO bar or nightclub-type establishments!!

1/20/2021 04:45 PM

Anonymous

Parking should be minimized. Massive parking lots (e.g., Will Vill) will only encourage residents to drive to main campus. Limited parking with a strong transportation plan are needed.

1/20/2021 06:29 PM

Anonymous

Leave it wild and free and open. Let animals roam free

1/20/2021 10:20 PM

Anonymous

Keep it as open space, maintain the trails and allow for a dog park

1/21/2021 06:40 AM

Anonymous

Residential and business facilities should not be constructed here.

1/21/2021 07:02 AM

Anonymous

It is an area in the south Boulder creek plain adjacent to open space and few residents. It should be preserved as it is.

1/21/2021 07:34 AM

Anonymous

Selling of property to other developers

1/21/2021 10:20 AM

Anonymous

n/a

1/21/2021 12:02 PM

Anonymous

no

1/21/2021 12:53 PM

Anonymous

Should not do in the first place !

1/21/2021 01:33 PM

Anonymous

This gravel pit natural hazard should remain as undeveloped open space.

1/21/2021 02:00 PM

Anonymous

None that I can think of.

1/21/2021 02:01 PM

Anonymous

other potential uses you mean after we have gotten used to the housing you will then sneak in some commercial stuff,,

1/21/2021 02:21 PM

| | |
|---------------------------------|---|
| Anonymous 1/21/2021 02:46 PM | no paved paths or trails. Leave them natural so the water can drain. |
| Anonymous 1/21/2021 02:55 PM | Whatever wild space can be preserved should be preserved. We owe a huge debt and duty to protect nature and all of its variety however we can. To that end, no huge manicured fields, practice climate-appropriate horticulture. |
| Anonymous 1/21/2021 03:09 PM | A population size appropriate performing arts complex should be allowed. |
| Anonymous 1/21/2021 03:21 PM | Drones? |
| Anonymous 1/21/2021 03:46 PM | How about a friggin airport? What about a stamp mill? Wouldn't that be great? |
| Anonymous 1/21/2021 03:51 PM | Retail stores should not be allowed in an area being used as open space. |
| Anonymous 1/21/2021 04:19 PM | Renewable energy generation should be encouraged for the site, such as solar farms and/or wind generation. Sustainable building materials and minimal impact practices should be required, such as local building materials and gray water systems. |
| Anonymous 1/21/2021 04:23 PM | Having businesses. I don't know if this is part of any future plans, but figuring out a way to limit roads & cars would be nice. |
| Anonymous 1/21/2021 04:23 PM | The othet listed uses sound appropriate |
| Anonymous 1/21/2021 07:35 PM | public trails should be allowed |
| Anonymous 1/21/2021 10:00 PM | Leave it as it is, except for flood mitigation. |
| Anonymous 1/22/2021 06:49 AM | I don't believe that high-density residential uses should be allowed. |
| Anonymous 1/22/2021 07:24 AM | Buildings and sidewalks |
| Anonymous 1/22/2021 07:53 AM | Shopping and residences should not be allowed. Minimize traffic and impact to the surrounding communities. |
| Anonymous | Building residence halls over existing trails and wetlands should not be |

1/22/2021 08:32 AM

allowed.

Anonymous

1/22/2021 10:43 AM

Housing and commercial use should not be part of this plan

Anonymous

1/22/2021 11:05 AM

Just don't build there. Leave it alone.

Anonymous

1/22/2021 11:11 AM

dispensary.

Anonymous

1/22/2021 11:20 AM

Walking and biking and running trails. Dog friendly!

Anonymous

1/22/2021 11:31 AM

No commercial, industrial, or corporate office buildings.

Anonymous

1/22/2021 11:40 AM

Allowed - open space, parks; Not allowed - man made structures

Anonymous

1/22/2021 12:42 PM

As a data scientist it is clear this is a biased questionnaire and not an effective means of gauging public support for or against this project. These survey results should not be used in any materials presented to the city or public.

Anonymous

1/22/2021 12:45 PM

Please have off leash dog walking areas.

Anonymous

1/22/2021 01:08 PM

A nature park. Let there still be ponds for the geese.

Anonymous

1/22/2021 02:58 PM

No.

Anonymous

1/22/2021 06:02 PM

limit anything that adds additional traffic, or creates negative environmental impact (trash, sewer, removal of open space)

Anonymous

1/23/2021 07:44 AM

housing should not be allowed. teaching facilities should not be allowed. Too much impact on traffic and the neighborhood.

Anonymous

1/23/2021 08:08 AM

development of houseing and university teaching facilities and other large scale development is inappropriate for this site.

Anonymous

1/23/2021 08:09 AM

No public artwork that reduces buildable space.

| | |
|---------------------------------|--|
| Anonymous 1/23/2021 09:40 AM | Businesses that support the neighborhood. A neighborhood center. Community recreation facilities. (Current South Boulder Rec Center is horrible). |
| Anonymous 1/23/2021 10:29 AM | Small coffee and food would also be acceptable |
| Anonymous 1/23/2021 11:29 AM | Buildings. |
| Anonymous 1/23/2021 12:17 PM | perhaps auxiliary parking for CU sporting events |
| Anonymous 1/23/2021 02:01 PM | Minimize paved areas, minimize elements that would bring additional people to area (exclusive of passive recreation) |
| Anonymous 1/23/2021 02:36 PM | Given the proximity to wetlands and the limited availability of emergency services in the area, I would prefer research activities not be allowed due to the potential externalities from accidents. I would be especially concerned about chemistry research. |
| Anonymous 1/23/2021 05:36 PM | I don't know why CU wants to develop this and I don't think the city should annex. They'll probably just sell it anyway. |
| Anonymous 1/23/2021 05:46 PM | Ideally if/when it's developed, it'll be higher density (vs a single family home) with plenty of options & encouragement to use trail systems and/or public transit |
| Anonymous 1/23/2021 06:04 PM | This land should be preserved and used as open space and flood retention |
| Anonymous 1/24/2021 08:23 AM | These areas should not allow high density housing. |
| Anonymous 1/24/2021 03:39 PM | Community/rec center/student center allowed |
| Anonymous 1/24/2021 03:47 PM | Mass dormitories |
| 1/25/2021 09:50 AM | It would be wonderful to allow dogs off leash in as much of the open space as possible. |
| Anonymous 1/25/2021 11:27 AM | open flat parking lots. they should be eliminated across the city. |
| Anonymous | The property should be designated and maintained as a park by City of |

| | |
|---------------------------------|--|
| 1/25/2021 11:47 AM | Boulder. |
| Anonymous 1/25/2021 12:02 PM | It would be good to continue the ability to uses trails to running a 3 mile lap |
| Anonymous 1/25/2021 02:29 PM | Buildings taller than 2 stories should not be allowed. Vehicle entrance or parking (electric or fossil fuel) should not be allowed |
| Anonymous 1/25/2021 06:48 PM | While transport is already an aspect, allocation of space for transport (e.g. possible inclusion of a transport hub) would be a good addition. |
| Anonymous 1/26/2021 07:55 AM | A restaurant or two would add benefit to the community |
| Anonymous 1/26/2021 09:55 AM | Open space only |
| Anonymous 1/26/2021 01:17 PM | Including those uses mentioned below, a transportation hub, including a parking structure for cars or buses, should not be allowed. |
| Anonymous 1/26/2021 02:51 PM | CU sports fields! |
| Anonymous 1/27/2021 06:57 AM | No |
| Anonymous 1/27/2021 08:05 AM | Should not be used for parking, buildings should allow innundation to mitigate flooding and recharge aquifers. Do not build new roads! |
| Anonymous 1/27/2021 08:17 AM | dont annex. keep it as is |
| Anonymous 1/27/2021 08:43 AM | This survey is not giving a full picture of the costs to the city or if other possible options instead of development of CU south |
| Anonymous 1/27/2021 09:23 AM | Concerns about loud noises and students. Students roaming the local neighborhoods. |
| Anonymous 1/27/2021 09:24 AM | The sporting venues should be recreational and intramural only; no spectator sports |
| Anonymous 1/27/2021 09:26 AM | CU South should not be used for university maintenance or infrastructure support facilities. |
| Anonymous | CU Should pay for this |

1/27/2021 09:38 AM

Anonymous

1/27/2021 10:21 AM

This is CU's land! They should be allowed to do whatever they want (Within law and reason) with it. The fact that they are being so respectful of the city and area residents is amazing!

Anonymous

1/27/2021 10:31 AM

Hiking or biking paths

Anonymous

1/27/2021 01:41 PM

Let CU do as they want.

Anonymous

1/28/2021 07:17 AM

There should be no development to help the City meet its climate goals. Let CU densify its current holdings.

Anonymous

1/28/2021 07:56 AM

CU South is now a free-for-all for unleashed dogs. I would support having the City's leash laws apply on CU South, to make it safer and more approachable for more people.

Anonymous

1/28/2021 07:49 PM

how about saving the wetlands? didn't see that.

Anonymous

1/28/2021 08:18 PM

What about an observatory? Could be a cool thing for people to visit from both the residences and coming from the open space.

Anonymous

1/28/2021 09:04 PM

Keep it for Boulder citizens so Boulder is not all about CU. This is the entrance and makes a huge impression on what Boulder is and we are far more than just about CU - Boulder.

Anonymous

1/29/2021 05:37 AM

No

Anonymous

1/29/2021 12:10 PM

Only open space and riparian ecological research

Anonymous

1/29/2021 02:44 PM

Emphasis on flood mitigation and environmental preservation.

Anonymous

1/29/2021 03:38 PM

Buildings over 3 stories

Anonymous

1/30/2021 08:53 AM

Please use common sense.

Anonymous

1/30/2021 03:53 PM

Allowed- healthcare facilities

| | |
|---------------------------------|--|
| Anonymous 2/02/2021 07:15 AM | What should not be allowed is the continued use of the CU south property as a dog poop depository. |
| Anonymous 2/02/2021 09:03 AM | housing |
| Anonymous 2/03/2021 09:31 AM | all uses that involve buildings |
| Anonymous 2/04/2021 08:45 AM | Fraking and mineral extraction should be banned. |
| Anonymous 2/04/2021 10:50 AM | The space should remain untouched. No commercial or residential building allowed. It should remain open space. |
| Anonymous 2/04/2021 01:16 PM | Intercollegiate athletic use should be limited or not part of the plan |
| Anonymous 2/05/2021 10:59 AM | I wouldn't support uses that would benefit the University without also benefiting the community of residents at the site. |
| Anonymous 2/05/2021 12:18 PM | Undeveloped open space. |
| Anonymous 2/06/2021 07:47 AM | I wonder about making housing available to anyone, not just people associated with CU? And how will we ensure the housing is affordable, if indeed housing is added? |
| Anonymous 2/07/2021 11:38 AM | Residential, commercial, |
| Anonymous 2/08/2021 08:28 AM | Please just leave as is. |
| Anonymous 2/08/2021 10:13 AM | no |
| Anonymous 2/08/2021 05:35 PM | No undergrad housing. |
| Anonymous 2/09/2021 08:26 AM | Biking trails would be wonderful. |
| Anonymous 2/09/2021 02:38 PM | Nothing else should be allowed on the site. |

Anonymous

2/09/2021 03:01 PM

Parking lots

Anonymous

2/09/2021 03:05 PM

Nothing should be built on this floodplain

Anonymous

2/09/2021 04:09 PM

CU Administrative uses should not be allowed. Small scale Interpretative center should be allowed - residential in scale.

Anonymous

2/09/2021 04:12 PM

No research or teaching facilities

Anonymous

2/09/2021 05:49 PM

This land should ONLY be considered as a wetlands and open space.

Anonymous

2/09/2021 08:03 PM

I'd prefer the entire site be used for flood mitigation and open space.

Anonymous

2/10/2021 06:17 AM

No fire department.

Anonymous

2/10/2021 12:31 PM

Housing not controlled by CU such as fraternities and sororities should not be allowed.

Anonymous

2/11/2021 08:44 AM

No annexation

Anonymous

2/11/2021 08:46 AM

No restaurants or bars.

Anonymous

2/11/2021 08:48 AM

There should be more wetland preservation and other land preservation and a greater limit on development keeping in mind height limits and aesthetic design.

Anonymous

2/11/2021 08:49 AM

Transportation and open space

Anonymous

2/11/2021 09:08 AM

NA

2/11/2021 09:15 AM

Solar gardens?

Anonymous

2/11/2021 09:30 AM

appropriate uses should be those which limit traffic and impacts on nearby neighborhoods and public use and enjoyment of open space

Anonymous

2/11/2021 10:01 AM

Nothing that would attract large groups of people to the site.

Anonymous

2/11/2021 10:38 AM

Any uses that further congest the South Boulder area.

Anonymous

2/11/2021 10:50 AM

No comment at this point.

Anonymous

2/11/2021 11:23 AM

Do not allow more building

Anonymous

2/11/2021 11:37 AM

I prefer the property to not be developed by CU.

Anonymous

2/11/2021 12:01 PM

No large event venues.

Anonymous

2/11/2021 12:29 PM

Open Space for all of it.

Anonymous

2/11/2021 01:11 PM

minimal if at all!!!

Anonymous

2/11/2021 01:39 PM

The only use that should be allowed in the flood zone is flood mitigation.

Anonymous

2/11/2021 02:53 PM

Do not let CU develop this property

Anonymous

2/11/2021 03:52 PM

The city of boulder should be limited in its ability to affect change in these matters.

Anonymous

2/11/2021 03:54 PM

Parking structures should be underground. Prohibit more Williams Villages, Folsom Fields and Events Centers from sprouting up.

Anonymous

2/11/2021 04:36 PM

No development until there is space for the habitants that live there already.

Anonymous

2/11/2021 06:58 PM

There should be ample parking. Do not pretend that 1100 people will not have cars. They will and there should be ample parking so the neighborhoods do not get overflow parking.

Anonymous

2/11/2021 07:28 PM

Nothing should be allowed.

| | |
|---------------------------------|--|
| Anonymous 2/12/2021 10:43 AM | No feedback |
| Anonymous 2/12/2021 11:16 AM | not university should not be permitted to build anything |
| Anonymous 2/12/2021 03:22 PM | I am strongly against sport venues/sport fields that bring in larger crowds of people. Then you are going to need to build huge, unsightly parking lots. |
| Anonymous 2/12/2021 03:41 PM | bike ways through the area that connect the adjacent communities |
| Anonymous 2/12/2021 04:05 PM | No Undergraduate housing, or bars. |
| Anonymous 2/12/2021 04:32 PM | part of the site could be used as a field research area for wetlands, flood study, plant and ecology studies but no buildings should be allowed with these aspects--only field studies |
| Anonymous 2/12/2021 06:00 PM | There shouldn't be any building allowed on the property. |
| Anonymous 2/12/2021 06:29 PM | The idea of any sort of commercial development there is anathema to me. |
| Anonymous 2/12/2021 07:29 PM | no |
| Anonymous 2/12/2021 07:35 PM | Keep everything small. Solar garden should be considered. |
| Anonymous 2/12/2021 07:42 PM | Do not know until given information on what uses would be. |
| Anonymous 2/12/2021 07:51 PM | Need flood control for safety - not the total development |
| Anonymous 2/12/2021 07:53 PM | good |
| Anonymous 2/12/2021 07:59 PM | neutral |
| Anonymous 2/12/2021 08:01 PM | no opinion |

| | |
|---------------------------------|---|
| Anonymous 2/12/2021 08:09 PM | No on hunting in the area. events involving large crowds should be avoided. |
| Anonymous 2/12/2021 08:20 PM | BIG anything - like stores, gyms, etc. |
| Anonymous 2/12/2021 08:23 PM | no |
| Anonymous 2/12/2021 08:30 PM | no opinion |
| Anonymous 2/13/2021 02:50 AM | No building whatsoever!!! This land must remain permanently protected from any building or other damaging development, preferably under City of Boulder Open Space Mountain Parks jurisdiction. |
| Anonymous 2/13/2021 08:51 AM | No annexation and no development |
| Anonymous 2/13/2021 01:29 PM | Given the consternation about transportation planning and the relatively remote nature of the site, I think it's worth banning conference venues and related uses from the site. |
| Anonymous 2/13/2021 03:07 PM | The City should not be allowed to annex CU South |
| Anonymous 2/14/2021 09:49 AM | We should preserve the natural habitat 100% except for flood mitigation. |
| Anonymous 2/14/2021 03:22 PM | There should be strict limits on the amount of parking, to limit driving and car trips. |
| Anonymous 2/14/2021 04:51 PM | I would like to see the property managed by city Open Space according to the values it embodies. |
| Anonymous 2/14/2021 04:53 PM | Allow permaculture to sink water and plan for climate change. Living Building challenge can help with many design aspects. Passive Solar, solar dominant energy. |
| Anonymous 2/14/2021 06:03 PM | Off leash dog areas. |
| Anonymous 2/14/2021 09:01 PM | Keep as flood basin |
| Anonymous 2/14/2021 09:17 PM | can think of none |

Anonymous

2/14/2021 09:32 PM

anything which negatively impacts flood control!

Anonymous

2/14/2021 09:38 PM

No shops for recreational drugs and liquor stores

Anonymous

2/14/2021 09:51 PM

No University development, please.

Anonymous

2/14/2021 09:54 PM

no large venues such as concert hall

Anonymous

2/14/2021 09:57 PM

no comment

Anonymous

2/14/2021 10:12 PM

After flood mitigation, only the uses described.

Anonymous

2/14/2021 10:18 PM

I'd love to see street or roads and where they connect at.

Anonymous

2/15/2021 05:07 AM

Public Facilities- tennis courts should be allowed for general public use

Anonymous

2/15/2021 06:35 AM

Small restaurant/cafes should be included in the "coffee shop" definition.

Anonymous

2/15/2021 06:37 AM

Adding more housing and resultant traffic is a concern. Another concern is the large amount of money Boulder taxpayers would have to pay, not CU, for adding land to raise the area up to avoid future flooding.

Anonymous

2/15/2021 07:06 AM

No

Anonymous

2/15/2021 07:34 AM

I think what the university uses their property for is mostly up to them. However, integrating their facilities into the community is the right way to do development and is appreciated.

Anonymous

2/15/2021 07:50 AM

Please buy back the land.

Anonymous

2/15/2021 08:20 AM

Restaurants should be allowed if desired

Anonymous

Teaching and research should be located alongside other such facilities in

2/15/2021 08:44 AM

east and main campus

Anonymous

2/15/2021 08:47 AM

It should all be open space and swap with north boulder jay road area

Anonymous

2/15/2021 08:55 AM

Neighborhood businesses that support walkable neighborhoods for residents, students, and researchers should be encouraged (coffee shops, grocery, bike shop, laundry, etc.)

Anonymous

2/15/2021 09:07 AM

Developed recreation should not be considered. Also, there should not be the allusion that the university can restrict access to state property. Some of the wording in this survey is deceptive.

Anonymous

2/15/2021 09:33 AM

No.

Anonymous

2/15/2021 09:36 AM

worker housing, market units at several price points the allow for equity building. too much of what passes for 'affordable' housing here in Boulder is really perpetual rentership with little to no wealth building potential. we need a new model.

Anonymous

2/15/2021 09:55 AM

This area should not be annexed for any type of development. Flood control only.

Anonymous

2/15/2021 10:16 AM

I think any University-related uses would be appropriate.

2/15/2021 12:16 PM

do not allow commerical uses

Anonymous

2/15/2021 12:54 PM

Gun ranges should not be allowed, and industrial uses should not be allowed, such as chemical or oil plants/refineries.

Anonymous

2/15/2021 12:58 PM

Parking.

Anonymous

2/15/2021 01:06 PM

Prohibit public funds from making land suitable for development for non city entities.

Anonymous

2/15/2021 01:12 PM

Again not sure a mixed staff and undergraduate living area would be ideal

Anonymous

2/15/2021 01:14 PM

No medium or large buildings.

Anonymous

2/15/2021 01:18 PM

Solar farm

Anonymous

2/15/2021 01:20 PM

Space for employees that actually work to bring in funds to the university?

Anonymous

2/15/2021 01:36 PM

Think about this as an opportunity to provide basic needs and support to those who need it the most from CU community - focus on maximum, affordable housing . The nearby property owners don't need another fancy view or a convenient shopping area.

Anonymous

2/15/2021 01:50 PM

maintain the ability to walk dogs OFF LEASH here--it's the only place in town that this is allowed and many people need this option

Anonymous

2/15/2021 01:58 PM

Dog park should be allowed.

Anonymous

2/15/2021 01:59 PM

Environmental preservation. Outdoor education.

Anonymous

2/15/2021 02:25 PM

See above.

Anonymous

2/15/2021 02:51 PM

No buildings.

Anonymous

2/15/2021 02:51 PM

Please try to work with the cross country skiing folks! That's so valuable.

Anonymous

2/15/2021 03:08 PM

Restaurants,

Anonymous

2/15/2021 03:34 PM

The city should not allow any development of this property by refusing to annex this property.

Anonymous

2/15/2021 03:47 PM

Restoration and preservation of a 'natural-like' floodplain should be permitted.
NO DEVELOPMENT SHOULD BE PERMITTED!

Anonymous

2/15/2021 03:59 PM

No large parking structures or if allowed must be designed to be convertible to other uses.

Anonymous

2/15/2021 04:10 PM

Small business uses like laundromats and coffee shops.

Anonymous

2/15/2021 04:28 PM

No to bike trails. Let's keep this area safe for families and seniors. No to dog parks. Let's focus on our citizens first, not our pets. No to community gardens until we see a sustainable and water wise plan.

| | |
|---------------------------------|---|
| Anonymous 2/15/2021 05:07 PM | All the previously mentioned public benefits should be allowed (dog park, public routes, etc) |
| Anonymous 2/15/2021 05:08 PM | allow renewable energy generation & storage |
| Anonymous 2/15/2021 05:13 PM | Reasonable accommodations of differing viewpoints is also to be encouraged. |
| 2/15/2021 05:37 PM | Please limit parking lots, and really think hard about creating a quality pedestrian, bicycle and transit friendly plan. |
| Anonymous 2/15/2021 08:08 PM | Exclude NIMBYs from access to anything. |
| Anonymous 2/15/2021 08:08 PM | Should is a heavy handed word. |
| Anonymous 2/15/2021 08:19 PM | Parking garages could be built on the surface lots east of Engineering. A shuttle could bring people down to the lower-level buildings along 28th Street, etc. |
| Anonymous 2/15/2021 08:47 PM | Honestly if there were some small commercial accessory use that would be really great for the occupants and the surrounding community. |
| Anonymous 2/15/2021 09:20 PM | There should be no housing here. No development at all. Boulder is bursting at its seams already. Grow smarter instead of using the same model for growth. Think outside the box. |
| Anonymous 2/15/2021 09:55 PM | Performance, community gathering spaces |
| Anonymous 2/15/2021 10:55 PM | No building at all. Put these additional University needs in a less fragile space. |
| Anonymous 2/16/2021 06:18 AM | Keep the trail if you can. |
| Anonymous 2/16/2021 06:23 AM | don't know |
| Anonymous 2/16/2021 06:27 AM | Pickleball |
| Anonymous 2/16/2021 06:50 AM | No comment |

Anonymous

2/16/2021 08:02 AM

Recreation uses that would require outdoor lighting

Anonymous

2/16/2021 04:12 PM

no building facilities.

Anonymous

2/16/2021 08:34 PM

No huge building and land destruction there.

Anonymous

2/16/2021 09:46 PM

Only flood mitigation

Optional question (326 response(s), 629 skipped)

Question type: Single Line Question

Q16 | **Limited Impact Zone** The southwest portion of CU South abuts the Hy View Subdivision, an established single-family neighborhood. The university has agreed that the height of development near this neighborhood should be consistent with nearby houses. Do you have feedback about the preferred uses that should be located in this area (based on list of allowed uses above)?

Anonymous

1/13/2021 12:51 PM

sports, recreation, community gardens.

Anonymous

1/13/2021 12:53 PM

All uses should be allowed on all parts of the property

Anonymous

1/13/2021 01:00 PM

No development of that land.

Anonymous

1/13/2021 01:06 PM

Open space/parks or two story residential

Anonymous

1/13/2021 01:13 PM

Environmental preservation is my priority. If there must be development, the height must be limited. 55 feet is too high.

Anonymous

1/13/2021 01:13 PM

If we're destroying nature for housing, we might as well make it high density.

Anonymous

1/13/2021 01:42 PM

NO DEVELOPMENT!

Anonymous

1/13/2021 02:03 PM

Hy View should get over themselves. They don't control or own the land. They have no right to any guarantee or expectation as to what is built there. Let CU decide what uses are best where. Integration of the site with existing communities (via road, trails, etc) should be priority, and land use should be optimized by planners/architects to maximize the benefit to the site and broader community.

Anonymous

1/13/2021 02:03 PM

I understand this would amount to a 2-story height limit in this area. This might be a good space for either community gardens or residential use.

Anonymous

1/13/2021 02:17 PM

Nothing

Anonymous

1/13/2021 03:02 PM

Put recreational/sport facilities, walking paths, etc along that side and allow the university to build taller buildings to the east. That would limit impact of shadows or noise. CU needs space and the city should recognize this. Give them a few more floors there so they can grow without having to find other land to grow onto again.

Anonymous

1/13/2021 03:23 PM

Keep height consistent with surrounding neighborhood houses.

Anonymous

1/13/2021 03:32 PM

This proposed guideline seems reasonable.

Anonymous

1/13/2021 04:19 PM

Low light buildings preferably daycare and offices and labs that close at night.

Anonymous

1/13/2021 05:26 PM

Agree

Anonymous

1/13/2021 05:41 PM

Consistent suggests the housing abutting would be single family. I think it would be important to specify this as consistent in design rather than density or single unit v. multiple unit structures. It is understandable that the City work to limit the impacts on the immediate neighbors.

Anonymous

1/13/2021 05:56 PM

In keeping with residential arra

Anonymous

1/13/2021 06:14 PM

low housing.

Anonymous

1/13/2021 06:17 PM

all dark buildings with no visible light leaving the footprint of the building.

Anonymous

1/13/2021 06:36 PM

Keep it as it is. All of us who live in the surrounding neighborhoods already use this property. CU pretends to be generous, but this plan will cost us

millions.

Anonymous

1/13/2021 06:46 PM

Though I don't live in that neighborhood I'm sure the residents there would appreciate that uses bordering their neighborhood be fairly quiet and minimally disruptive. For instance, sports fields with cheering crowds and bright lights would be very hard on that neighborhood.

Anonymous

1/13/2021 06:52 PM

I agree with this, I also think some sort of strict noise ordinance should be in place.

Anonymous

1/13/2021 06:58 PM

All of the above.

Anonymous

1/13/2021 07:16 PM

No more building should be allowed on this site.

Anonymous

1/13/2021 07:57 PM

I'm in Hy-View, directly on the border! I don't care WHAT they put there; just the HOW: Dark Sky Initiative is crucial; minimal lighting, all downlights. NO DOGS allowed. Noise control - limit compressors and motors.

Anonymous

1/13/2021 08:27 PM

Residential areas and accessory buildings are extremely light polluting—e.g., the pink/purple neon lights at Williams Village. These are incompatible with the city's environmental and sustainability goals. Dorms are also noisy—there will be gatherings and music, both sponsored and informal—just as there are on campus.

Anonymous

1/13/2021 08:57 PM

Zero, nothing.

Anonymous

1/13/2021 09:08 PM

Community gardens or, preferably, open space.

Anonymous

1/13/2021 09:16 PM

Noise and lights will severely impact the residents of Hy View

1/14/2021 06:22 AM

Anonymous

1/14/2021 06:44 AM

It might be nice to have some community amenities like a coffee shop etc in this area to integrate town and gown better.

I agree to the height restrictions close to that neighborhood. Cattle and horses graze in the pastures in that area as well. Maintaining that open space is key.

Anonymous

1/14/2021 07:47 AM

The City of Boulder needs affordable housing. Young faculty and staff often cannot afford Boulder, so commute in from Erie, Broomfield, Westminster -- clogging highways and contributing to global warming. So we need to be careful not to put too tight of limits on the number of units CU builds in CU South. They should respect Hy View, but not to the extent that it prevents new affordable housing and traffic reduction.

| | |
|---------------------------------|---|
| Anonymous 1/14/2021 09:25 AM | I agree that if buildings are constructed they should be at the same height or lower than the nearby homes. |
| Anonymous 1/14/2021 09:38 AM | You are creating a nightmare for Boulder. No increased use of this area should be allowed. |
| Anonymous 1/14/2021 10:34 AM | In addition to limiting the height of new structures near this neighborhood, don't build too close to it- allow an open perimeter. |
| Anonymous 1/14/2021 10:43 AM | You don't really care about those people!!! |
| Anonymous 1/14/2021 10:47 AM | None of the above. Don't do it. Don't build there. That's the "preferred use." |
| Anonymous 1/14/2021 11:47 AM | community gardens or sports venues should be located here |
| Anonymous 1/14/2021 12:11 PM | NO build up of this area. |
| Anonymous 1/14/2021 12:16 PM | I would agree maybe the first row should be faculty townhouses/houses, recreation or community gardens, then higher density taller housing with accessory use n the first level |
| Anonymous 1/14/2021 12:49 PM | Preferred use at this location: Dog park. |
| Anonymous 1/14/2021 01:40 PM | Again, keep it as it is and protect the endangered species that have already been identified. |
| Anonymous 1/14/2021 01:43 PM | Leave the area as natural, open land without any building development |
| Anonymous 1/14/2021 02:25 PM | Uses that would have the least impact to nearby neighborhoods (noise, lighting, etc.) would be preferable |
| Anonymous 1/14/2021 03:04 PM | No |
| Anonymous 1/14/2021 03:45 PM | Yes, the height should be consistent with nearby neighborhoods & not exceed 3 stories. |
| Anonymous 1/14/2021 04:39 PM | Probably should limit the active sports venues because of such things as lights at night, noise levels |

Anonymous

1/14/2021 04:54 PM

See above.

Anonymous

1/14/2021 05:08 PM

Repeating the above... Please, no residential, day care, accessory, research or academic facilities. The area is just too flood prone. Sports venues, sports fields and gardens are perfect. Any facilities should have dark sky compliant lighting. It would be great if CU could build pedestrian tunnels/bridges on the surrounding roads to encourage non-automobile access to the site.

Anonymous

1/15/2021 06:43 AM

No

Anonymous

1/15/2021 06:51 AM

The buildings in this area should not go above 2 stories. Ideally, there would be no buildings in this area.

Anonymous

1/15/2021 08:11 AM

This will clearly hammer that community. Clearly. Rentals will increase dramatically, just like the other neighborhoods near the University. This is a death blow for several neighborhoods, please stop pretending it can be mitigated.

Anonymous

1/15/2021 09:44 AM

Prefer a large swath of undeveloped land between existing houses and other development. Community gardens and other structures that have no lighting or activity in the evenings or night.

Anonymous

1/15/2021 10:35 AM

putting open space type uses - parks, courts, gardens, etc in this area would probably reduce the impact on the neighborhood.

Anonymous

1/15/2021 11:02 AM

The area should be left as is.

Anonymous

1/15/2021 12:12 PM

Least impacts are the best.

Anonymous

1/15/2021 12:30 PM

I strongly agree that height should be consistent with nearby homes

Anonymous

1/15/2021 12:42 PM

Accessory (retail) uses should be located so they can be of benefit to non-CU neighbors as well as CU South residents.

Anonymous

1/15/2021 07:47 PM

No building.

Anonymous

1/16/2021 06:08 AM

I agree strongly that the height should be consistent with surrounding homes.

Anonymous

1/16/2021 10:57 AM

keep hiking paths, dog park, community gardens as buffer between new development and established neighborhoods

| | |
|---------------------------------|--|
| Anonymous 1/16/2021 02:26 PM | Residential sounds like the best use. Love the view. I'll miss it. I'm concerned that a through road will be built from Broadway through Hy View at Chambers or Ludlow. Will this happen? What assurances can you give that it won't? |
| Anonymous 1/16/2021 02:57 PM | They should not limit the building height in the first place. The needs of the many outweigh the preferences of a few property owners. |
| Anonymous 1/16/2021 03:31 PM | This is a quiet older neighborhood. Adding CU housing will bring noise and traffic and lower home values. |
| Anonymous 1/16/2021 03:57 PM | No buildings should be allowed in this area! |
| Anonymous 1/16/2021 09:25 PM | In this area, affordable housing for upper-level and graduate students and faculty that is no more than 1 or 2 stories should be allowed -- and residents MUST be committed to living in a quiet neighborhood and NOT disturb neighbors. If necessary curfews must be imposed. |
| Anonymous 1/17/2021 07:14 AM | Roof height should not block any existing views of nearby residents |
| Anonymous 1/17/2021 08:29 AM | I think it'd be great to use the site for residential purposes, accessory uses, daycare centers and gardens. I also think the height could exceed that of our neighborhood to enable more residences. |
| Anonymous 1/17/2021 10:48 AM | My preferred uses are simply to leave the "CU South" area as open space. I agree with flood mitigation plans. |
| Anonymous 1/17/2021 03:09 PM | Residential, daycare and community gardens would all be compatible... |
| Anonymous 1/17/2021 06:24 PM | I live in Hy View and my answer is NONE! And if you are building things no higher than 2 stories! |
| Anonymous 1/17/2021 06:35 PM | Development may need to be higher than existing neighborhoods. Viewsheds would not be impacted. |
| Anonymous 1/18/2021 05:51 AM | Do not build near any houses. |
| Anonymous 1/18/2021 12:08 PM | All housing, if it should happen, should be limited to in the same way as Hy View. |
| Anonymous 1/18/2021 01:38 PM | Housing with reasonable affordable rates, not CU rates. |

| | |
|---------------------------------|---|
| Anonymous 1/18/2021 02:25 PM | I disagree with the premise. Boulder should be making the most of opportunities to build new housing, not restricting them from the outset. If that law was in place historically, the building I live in would never have been constructed in Boulder. |
| Anonymous 1/18/2021 04:33 PM | a mix of single family, townhomes and stacked flats at a density of 10 to 20 du/a similar to the Holiday Neighborhood in north Boulder. |
| Anonymous 1/18/2021 05:01 PM | Accessory uses and a daycare seem appropriate |
| Anonymous 1/18/2021 05:09 PM | Again nothing, CU has not agreed to this, they have not sent out a definite plan, this is a total fabrication on your part. In the first part of this you say they will not build anything more than 4-5 stories, no you say they will not be bigger than a two story house? Really, what one is true? Also where will the roads be? I bet the state will not be happy about adding to 93, which leaves the neighborhoods, where is your question about this? |
| Anonymous 1/18/2021 07:46 PM | Height restrictions on the whole place because NONE OF THIS SHOULD BE ALLOWED! |
| Anonymous 1/18/2021 08:03 PM | The single-family neighborhood should be made consistent with the nearby university housing so that more people can live in Boulder where they work and go to school. |
| Anonymous 1/18/2021 09:11 PM | The mid-west portion also borders single-family units and the same should apply. Will the berm now on the west side along E Moorhead Cir be maintained? I recommend this. |
| Anonymous 1/18/2021 09:13 PM | Single-family neighborhood are terrible. Accessory uses would be good! |
| Anonymous 1/18/2021 09:36 PM | Don't use that land leading up to the Hy View subdivision. Let it be wild. |
| Anonymous 1/19/2021 08:35 AM | Only residential and community gardens should be allowed adjacent to this community. |
| Anonymous 1/19/2021 10:56 AM | Limiting the height to be consistent with neighboring structures is very important. |
| 1/19/2021 11:10 AM | See above. |
| Anonymous 1/19/2021 11:59 AM | Keep it for outdoor recreation. |
| Anonymous | Nothing related to CU, they are taking over Boulder. |

1/19/2021 01:09 PM

Anonymous

Don't build anywhere near those houses!!!

1/19/2021 01:24 PM

Anonymous

No building should take place on this site.

1/19/2021 01:27 PM

Anonymous

Any of the suggested uses could be a benefit to the existing neighborhood.

1/19/2021 01:53 PM

Anonymous

Only community gardens fit the area. All of the other proposed construction must be specifically approved prior to annexation - and if that can't be done, then put in the annexation agreement a binding requirement for city approval of any post-annexation development. There is simply no room for increased traffic. Are you aware of the 30X30 movement, to protect 30% of land from development by 2030?

1/19/2021 01:58 PM

Anonymous

I would be very surprised if CU agrees to anything that benefits the neighborhood. Of course, they will SAY they're benefiting the neighborhood...but I don't believe they care enough.

1/19/2021 02:05 PM

Anonymous

DO NOT BUILD NEAR HERE

1/19/2021 02:20 PM

Anonymous

Hy View is not the only impacted single family neighborhood. I believe you should look to all surrounding neighborhoods, including Table Mesa for feedback. They will also be heavily impacted by the traffic nightmare.

1/19/2021 02:54 PM

Anonymous

no

1/19/2021 03:39 PM

Anonymous

Don't build in front of the houses. The area should be left alone and build near the tennis court and lower areas of the property

1/19/2021 04:05 PM

Anonymous

Recreation.

1/19/2021 06:37 PM

Anonymous

35' height restriction should be enforced throughout. The 55' height allowance and high-density residential plan totally destroys the single-family concept of nearby residences.

1/19/2021 07:19 PM

Anonymous

No development should be allowed on this site by the university.

1/19/2021 08:36 PM

Anonymous

A buffer of open space should be provided between university housing and the established neighborhood.

1/19/2021 11:22 PM

Anonymous

1/19/2021 11:56 PM

You will regret bilding there. Don't do it.

Anonymous

1/20/2021 12:28 AM

Do not approve the University request.

Anonymous

1/20/2021 05:57 AM

Please keep the single track trail, maybe as a divider between the new and old developments.

Anonymous

1/20/2021 08:11 AM

Yes agree.

1/20/2021 08:26 AM

It would be a good area for parks, gardens, and single story classrooms and/or lecture facilities.

Anonymous

1/20/2021 11:26 AM

sport venues

Anonymous

1/20/2021 12:12 PM

There should be no CU property abutting existing developments.

Anonymous

1/20/2021 12:16 PM

There should be an offset to give this neighborhood space, which includes a trail along the crest of the hill between the homes and the campus buildings

Anonymous

1/20/2021 01:56 PM

CU's parcel also abuts the medium density neighborhood on Tantra. Height development should be consistent with these homes.

Anonymous

1/20/2021 02:00 PM

see previous comment

Anonymous

1/20/2021 02:39 PM

No. I think it's ok to set a different tone to this area but understand wanting to placate neighbors.

Anonymous

1/20/2021 03:50 PM

Agree that the university should blend their development in to the surrounding neighborhoods and then in the center of their development use their maximum height allowance.

Anonymous

1/20/2021 04:06 PM

research or teaching facilities should not back onto the Hy View subdivision

Anonymous

1/20/2021 04:45 PM

I think establishments such as Daycare or a small coffee shop would blend nicely with the existing residential neighborhood.

Anonymous

1/20/2021 06:29 PM

I support high density housing and facilities at CU South IF accompanied by a progressive transportation plan that strongly discourages individual vehicle use. Make it dense, make it have community serving facilities, and make

| | |
|---------------------------------|--|
| | sure residents have very little incentive to use a personal vehicle on a daily basis. |
| Anonymous 1/20/2021 07:37 PM | Yes, height must be a key issue. No Williams Village towers in south boulder. |
| Anonymous 1/20/2021 10:20 PM | Leave it alone |
| Anonymous 1/20/2021 10:46 PM | That's the risk of buying a home near a development area. Too bad. |
| Anonymous 1/21/2021 06:38 AM | There should actually be an easement that does not allow the University to build near this area |
| Anonymous 1/21/2021 06:40 AM | Do not build out CU South |
| Anonymous 1/21/2021 07:02 AM | So not build here |
| Anonymous 1/21/2021 07:34 AM | Nearby houses are single story and two houses and not 55 feet. Consistently is single story and two story buildings. |
| Anonymous 1/21/2021 08:33 AM | The height of development throughout CU south should be on par with what is already there. i.e. nothing. We should not develop CU south! But I think a limit of 3 stories is reasonable. There are no buildings in the area larger than 3 stories so that seems like a good limit. |
| Anonymous 1/21/2021 09:22 AM | Since we are in dire need of housing this area should have as much density as possible. |
| Anonymous 1/21/2021 10:08 AM | Recreational/sport venues; community gardens; accessory uses |
| Anonymous 1/21/2021 10:20 AM | Agreed! |
| Anonymous 1/21/2021 12:02 PM | support in this location |
| Anonymous 1/21/2021 12:53 PM | no |
| Anonymous 1/21/2021 01:33 PM | Again this is not the best area to use in all of Boulder! |

Anonymous

1/21/2021 02:01 PM

No comment

Anonymous

1/21/2021 02:21 PM

how many , can they see over them and I thought this area was Tantra, TOOOO MANY COMMERCIAL DEALS , YOU LOST ONCE DONT TRY AGAIN,,

Anonymous

1/21/2021 02:49 PM

Residents might enjoy access to the local shops and sport venues.

Anonymous

1/21/2021 02:55 PM

Open space absolutely. Don't trouble this neighborhood any more than you have to!

Anonymous

1/21/2021 03:21 PM

Adding community services would be mutual benefited

Anonymous

1/21/2021 03:28 PM

keep the buildings away from this area. put a park or trails on that side

Anonymous

1/21/2021 03:39 PM

The university should building housing for professors, faculty, and staff in this portion of the land as they are most likely to be similar age and in daily routine. While the development will have to conform to 1-2 stories, the housing should not be traditional detached single-family houses. I would like to see duplexes, urban town-homes, and fourplexes.

Anonymous

1/21/2021 03:46 PM

You know damn well the university couldn't give a damn about this subdivision. They only ask so they can later say they did.

Anonymous

1/21/2021 03:51 PM

Use of open space should be considered to create a green area between the subdivision and any buildings developed by CU.

Anonymous

1/21/2021 04:20 PM

Community garden or other option that won't create a lot of noise for the residents.

Anonymous

1/21/2021 04:23 PM

Open space preferably

Anonymous

1/21/2021 07:35 PM

No new housing is acceptable in this area.

Anonymous

1/21/2021 08:25 PM

Hy View..hence the name, is 40 feet higher than CU South. CU building heights do not need to meet residential standards.

Anonymous

1/22/2021 04:28 AM

I would welcome higher density development on the site with a range of townhomes and condos.

Anonymous

1/22/2021 06:49 AM

I believe this is a helpful consideration.

Anonymous

1/22/2021 07:24 AM

No

Anonymous

1/22/2021 07:53 AM

I do not support development at all. If it does happen, have a large greenway planned so that the new development does not back up to Hy View.

Anonymous

1/22/2021 08:32 AM

Trails, trees, wetlands, habitats.

Anonymous

1/22/2021 11:05 AM

Limited impact - the traffic and pollution is going to be suffocating. The noise is already heavy from 36 - I can hear it at times during the day and night - rush hour. It will be deafening.

Anonymous

1/22/2021 11:20 AM

Keep the 55 ft limit in place

Anonymous

1/22/2021 11:20 AM

Open space uses

Anonymous

1/22/2021 11:40 AM

Please do not use any of the space for more housing or stores!!!

Anonymous

1/22/2021 11:51 AM

Most of Hy View sits above the university area and overlooks the development area so shouldn't have much view blocked.

Anonymous

1/22/2021 12:42 PM

As a data scientist it is clear this is a biased questionnaire and not an effective means of gauging public support for or against this project. These survey results should not be used in any materials presented to the city or public.

Anonymous

1/22/2021 12:45 PM

The folks in Hy View have treated CU South as their own personal open space. CU South is not open space but privately held property. The university should build what they need. Only a few homes in the neighborhood will be impacted.

Anonymous

1/22/2021 01:08 PM

Keep as low as possible, but don't sprawl.

Anonymous

1/22/2021 01:21 PM

I agree that the height restrictions should match the neighborhood

Anonymous

1/22/2021 03:11 PM

Nothing should be built near this neighborhood. At least not close enough to impede views

Anonymous

1/22/2021 05:33 PM

The small sport venues and community gardens should be located in this area to serve as buffer zone between the established neighborhood and University property. This will reduce the relevance of the height of development further away from the neighborhood.

Anonymous

1/22/2021 06:02 PM

definitely keep height requirement low

Anonymous

1/22/2021 06:59 PM

This seems like a very reasonable ask. Personally, as someone who lives in proximity to this area, I don't really care about the height issue. It makes sense to have housing near where there is already housing, and the area abutting the Hy View subdivision is far enough away from the flood-prone areas of CU South that it seems the safest place for housing.

Anonymous

1/22/2021 08:34 PM

SMall retail that could be a benefit to the neighborhood would be a good transition that would help integrate the CU students with the larger community.

Anonymous

1/23/2021 07:44 AM

possible housing to match the adjacent neighborhood.

Anonymous

1/23/2021 08:08 AM

minimal housing near the existing housing could be appropriate.

Anonymous

1/23/2021 08:09 AM

The university is wrong. Residential housing should be much denser than the surrounding area, with increased building height. Otherwise CU will need to annex and develop more land 20 years in the future. Potential loss of home values will be more than offset by the nearby commerical development and transit access.

Anonymous

1/23/2021 10:29 AM

Quiet uses. Uses that maintain speed of cars, sound, controlled areas.

Anonymous

1/23/2021 11:29 AM

Open space.

Anonymous

1/23/2021 12:17 PM

Probably not sport venues -they tend to be noisy

Anonymous

1/23/2021 02:01 PM

Community-building facilities are preferred. Mimimal paved land.

Anonymous

1/23/2021 05:36 PM

The height throughout should be either nonexistent or lower than 4-5 stories, not just there.

Anonymous

1/23/2021 05:46 PM

Agreed, keep the west side of the development consistent with the current HyView community

Anonymous

1/23/2021 06:04 PM

There is no reason to think the university to follow through on this.
Regradless, it is negatively impacting all of south boulder.

Anonymous

1/24/2021 08:23 AM

The entire area should remain consistent with the Hy View subdivision. At what point does the university determine qualifies as "near". The entire area is "near".

Anonymous

1/24/2021 08:55 AM

Again, no buildings.

Anonymous

1/24/2021 03:39 PM

Existing neighborhood should have pedestrian access to the cafes and shops

Anonymous

1/24/2021 03:47 PM

Lots of acres between the 2

1/25/2021 09:50 AM

I think Boulder's height limit is ridiculous.

Anonymous

1/25/2021 11:27 AM

it should be the opposite! the neighborhood should not be zoned single family and should be zoned to allow higher buildings. the crazy low building height reqs and single family zoning is killing this city. allow full sized buildings on cu south.

Anonymous

1/25/2021 11:47 AM

The property should be designated and maintained as a park by City of Boulder.

Anonymous

1/25/2021 12:02 PM

agree, there should be limits and established privacy to this neighborhood

Anonymous

1/25/2021 01:18 PM

Height and density are city terms. Reality is people will get creative and it will be more than what is envisioned.

Anonymous

1/25/2021 02:29 PM

Development that blocks any existing views should not be allowed.

Anonymous

1/25/2021 03:59 PM

Small sport venues

Anonymous

1/25/2021 04:13 PM

The area that is not needed for flood mitigation should be left as Open Space in order to protect endangered and protected specials, and fragile environment.

Anonymous

1/25/2021 05:39 PM

I strongly disagree with all uses. Once again thank you for this leading statement and question.

Anonymous

Don't build adjacent to homes

1/25/2021 06:10 PM

Anonymous

1/25/2021 06:48 PM

Placing of accessory use facilities and leisure facilities such as sport fields or gardens would be best as it can provide a mutual benefit.

Anonymous

1/25/2021 06:53 PM

They should build to their maximum height to allow for as much housing as possible.

Anonymous

1/26/2021 12:59 PM

Housing

Anonymous

1/26/2021 01:17 PM

See comment above.

Anonymous

1/26/2021 01:25 PM

Backing up next to the houses is where the Boulder Nordic club grooms the trails when it snows enough. The best snow is there. Can we keep access and terrain for Boulder Nordic club grooming?

Anonymous

1/26/2021 02:51 PM

Ridiculous. Hy View is up on a bench of land above even 55' buildings below.

Anonymous

1/27/2021 08:05 AM

Do not build single or 2-story buildings only, we must use at least 4-5 stories for efficient use of space and to avoid flooding concerns.

Anonymous

1/27/2021 08:17 AM

dont annex. keep it as is

Anonymous

1/27/2021 08:35 AM

The height doesn't cover me half as much as the cost

Anonymous

1/27/2021 08:43 AM

While height restrictions at great and all, what about erosion concerns from the by view area?

Anonymous

1/27/2021 09:02 AM

The restrictions applied to the portion that abuts Hy View subdivision should apply to the entire space. Why single out Hy View, those restrictions should also apply to the land abut to the Tantra Park neighborhood

Anonymous

1/27/2021 09:22 AM

There should be a generous distance between any new buildings and the existing neighborhood, especially because of noise.

Anonymous

1/27/2021 10:21 AM

That's a great idea. Another example of CU going above and beyond to respect residents of the area.

Anonymous

1/27/2021 10:31 AM

2 story maximum height of 25' (like surrounding houses) IF developed.

Anonymous

1/27/2021 11:07 AM

The height restrictions are unnecessary. Boulder height restrictions are part of the problem in driving up the cost of housing in Boulder.

Anonymous

1/27/2021 08:26 PM

Trying to limit activities/heights, etc. just on the area closest to existing homes fails to acknowledge the negative effects any of these proposed uses anywhere on the site will have on all of the nearby neighborhoods. 'Allowed uses' are only allowed if annexation is granted. Please, let's stop assuming this is a done deal.

Anonymous

1/28/2021 07:17 AM

There should be no development to help the City meet its climate goals. Let CU densify its current holdings.

Anonymous

1/28/2021 07:56 AM

sounds good to keep building heights low on land that immediately abuts Hy View.

Anonymous

1/28/2021 03:11 PM

Open space, Sports and recreation.

Anonymous

1/28/2021 06:26 PM

Coffee shops and other small food places

Anonymous

1/28/2021 07:49 PM

Gardens

Anonymous

1/28/2021 08:18 PM

As much housing as can be put there - views are not a human right, but having affordable housing is important for making a community welcoming to all. Affordable housing should be the priority.

Anonymous

1/28/2021 08:50 PM

Residential, but with a focus on family housing for CU staff and faculty.

Anonymous

1/28/2021 09:04 PM

CU has been allowed to make the ridiculously tall Williams Village CU housing and it is such an eye sore. CU should not be allowed to build any more buildings at this height. Again it is all you will see as you come into Boulder. How said and unattractive this will be compared to what you see now.

Anonymous

1/29/2021 05:37 AM

Don't build

Anonymous

1/29/2021 02:44 PM

Limit uses to classrooms or other facilities that do not include housing. Also limit building heights to be consistent with that neighborhood.

Anonymous

1/29/2021 03:38 PM

I feel sorry for them

Anonymous

That is fine

1/30/2021 09:09 AM

Anonymous

No housing in this quadrant

2/01/2021 02:54 PM

Anonymous

That land is located on unstable land consisting of the eastern end of the Table Mesa. It's already slumping down, causing structural damage to homes just to the west in HyView and adjacent areas. It's absolutely unsuitable for development, especially for housing. This area should remain open space and undeveloped.

2/01/2021 03:20 PM

Anonymous

This sounds agreeable. The views here are to the west AND east, so the University committing to this is a good thing.

2/02/2021 07:15 AM

Anonymous

None

2/03/2021 09:31 AM

Anonymous

keep trees

2/03/2021 09:42 AM

Anonymous

Agree strongly with this

2/04/2021 07:04 AM

Anonymous

Gardens, recreation access.

2/04/2021 08:45 AM

Anonymous

Yes, I prefer CU be blocked from building on CU South.

2/04/2021 10:50 AM

Anonymous

Seems as though residential uses, community gardens, and small sport venues would be appropriate

2/04/2021 11:53 AM

Anonymous

not sure it's that important for that location. So much is made about views of the flatirons, this is to the east of the neighborhood. Won't be blocking any mountain views for anyone.

2/04/2021 11:56 AM

Anonymous

Recreation facilities and amenities like coffee shops would make sense.

2/04/2021 01:16 PM

Anonymous

No feedback.

2/05/2021 10:59 AM

Anonymous

no further comment

2/05/2021 12:18 PM

Anonymous

This land should NOT be developed - too costly, benefits generally ONLY CU

2/06/2021 10:58 AM

-

Anonymous

I live in this area and the proposal seems reasonable.

2/07/2021 08:09 PM

Anonymous

Totally agree that the height development should be consistent with nearby houses.

2/07/2021 11:47 PM

Anonymous

I have lived on Chambers Drive in the Hy View neighborhood for 21 years and STRONGLY oppose ANY type of buildings of ANY kind to be built adjacent to our neighborhood. Additionally, I oppose connecting to our street (Chambers Drive) and adding any additional traffic to our quiet neighborhood.

2/08/2021 08:28 AM

Anonymous

no

2/08/2021 10:13 AM

Anonymous

I hope the same holds true for the single-family neighborhood/townhomes along the northwest portion too. It's one of the remaining non-student neighborhoods that is still semi-affordable for CU staff (unlike Hy View, which is super rich).

2/08/2021 10:56 AM

Anonymous

Very reasonable when considering property values and individual investments.

2/08/2021 02:32 PM

Anonymous

Walking and biking trails; parks and picnic areas.

2/09/2021 08:26 AM

Anonymous

It should be used for flood mitigation, just like the rest of the site.

2/09/2021 02:38 PM

Anonymous

Nothing should be built on this floodplain

2/09/2021 03:05 PM

Anonymous

Housing- SF cottages for families or duplexes

2/09/2021 04:09 PM

Anonymous

affordable housing for non-academic lower income employees of university

2/09/2021 04:12 PM

Anonymous

The University does not have a creditable record for complying with city ordinance of any kind. They should NOT be permitted to be put in a negotiating situation.

2/09/2021 05:49 PM

Anonymous

Housing like Kittredge

2/09/2021 07:47 PM

Anonymous

2/09/2021 10:30 PM

low impact recreation uses

2/10/2021 05:46 AM

Don't build any structures in this area. Use the area for flood mitigation and recreational purposes only.

Anonymous

2/10/2021 11:45 AM

I live in the Hyview neighborhood and appreciate the height limits. I would also appreciate that the development be as far from the existing homes as possible. We would appreciate having some amenities like coffee shops, recreational facilities, or the like to visit that would increase the quality of life for our neighborhood. Please also continue with public access to open space or paths in the CU South area, which is a very important public good for our community and for Boulder at large.

Anonymous

2/10/2021 02:02 PM

Similar height or lower height and density along SW portion of CU South, with increasing height and density in more eastern portions of site to provide some buffer to Hy View. Manage lighted facilities along same SW corridor

Anonymous

2/11/2021 08:43 AM

Should be limited to residential and teaching facilities. Bldg. heights should be limited.

Anonymous

2/11/2021 08:44 AM

No annexaton

Anonymous

2/11/2021 08:46 AM

Low height research facilities; community gardens; perhaps day care center.

Anonymous

2/11/2021 08:48 AM

Agree on the height limit but it should be applied throughout

Anonymous

2/11/2021 09:08 AM

NA

2/11/2021 09:15 AM

My only concern would be the uses that generate a lot of noise.

Anonymous

2/11/2021 09:30 AM

should be those uses which have least impact (in on nearby neighborhoods

Anonymous

2/11/2021 10:01 AM

I support the height limitations.

Anonymous

2/11/2021 10:13 AM

Ask the nearby neighborhood. It is their opinion that should be given weight.

Anonymous

Future development should not add to congestion in this area.

2/11/2021 10:38 AM

Anonymous

It is all said already.

2/11/2021 10:50 AM

Anonymous

Clearly, adjacency to residential is important. Understanding how any use will change the dynamic of the subdivision is important. Will it become an extension of CU and do to the Hill what it's location has done?

2/11/2021 11:06 AM

Anonymous

Ugh we don't need more development over in this area. It's congested already! It would be nice to have open space for the people.

2/11/2021 11:23 AM

Anonymous

Married Student Housing

2/11/2021 12:44 PM

Anonymous

if you mean the manufactured housing area, no way are these close to 55 ft!!
IF you mean the houses on the hill above, 55 feet is way to high! Just set it at 1 story if you are going to build anywhere near the western edge

2/11/2021 01:11 PM

Anonymous

This area should be used for flood mitigation, just like the rest of this flood zone.

2/11/2021 01:39 PM

Anonymous

Height limits are too inbred here.

2/11/2021 02:09 PM

Anonymous

Do not let CU develop this property

2/11/2021 02:53 PM

Anonymous

It should include facilities that are open to the public

2/11/2021 03:34 PM

Anonymous

The subdivision really should not have too much of a say in what is built there. They have been lucky to live next to prime land that has remained undeveloped for so long. They will obviously be against any development.

2/11/2021 03:52 PM

Anonymous

I concur with limiting height to be consistent with Hy View Subdivision. Please also do that for my neighborhood - SOUTH CREEK 7 (next to Tantra Park). Why wouldn't we get that same consideration?

2/11/2021 03:54 PM

Anonymous

No higher than 2 stories

2/11/2021 04:36 PM

Anonymous

Community Gardens, parking. DO NOT put sports fields here. No one wants to hear game noise on Saturday or Sundays.

2/11/2021 06:58 PM

Anonymous

Nothing.

2/11/2021 07:28 PM

Anonymous

2/12/2021 10:43 AM

I think the University is being particularly generous with this concession.

Anonymous

2/12/2021 03:22 PM

The buildings should not be any higher than two stories.

Anonymous

2/12/2021 04:05 PM

As long as they are beautifully designed and consistent with CU architecture.

Anonymous

2/12/2021 04:10 PM

One of the very least gestures that should be made in a flood-prone area is compatibility with current use--but perhaps we should buy out those who are most flood-prone.

Anonymous

2/12/2021 04:32 PM

housing only with minor accessory uses[2-3 storied buildings would be okay but most less than 3 stories

Anonymous

2/12/2021 06:00 PM

There should be no building impacts on the neighborhoods

Anonymous

2/12/2021 06:29 PM

I like the idea of no development higher than those houses. But I'd prefer no structural development at all.

Anonymous

2/12/2021 06:37 PM

No residential use No accessory use as outlined above No day care center
No teaching No sports venues

Anonymous

2/12/2021 06:43 PM

Only that there definitely needs to be a height limit, and preferably no more than 3 stories high.

Anonymous

2/12/2021 06:46 PM

good

Anonymous

2/12/2021 07:24 PM

agreed

Anonymous

2/12/2021 07:29 PM

These people have blocked the progress on this. They are more concerned about their views than the safety of their fellow citizens.

Anonymous

2/12/2021 07:59 PM

neutral

Anonymous

2/12/2021 08:01 PM

no opinion

Anonymous

2/12/2021 08:03 PM

small sports venues

| | |
|---------------------------------|--|
| Anonymous 2/12/2021 08:09 PM | Construction near the housing should have compatibility with the established housing. (Building height colors and mass (a large structure versus the smaller, more separate appearance.)) |
| Anonymous 2/12/2021 08:20 PM | good |
| Anonymous 2/12/2021 08:23 PM | no |
| Anonymous 2/12/2021 08:30 PM | no opinion |
| Anonymous 2/12/2021 08:45 PM | no , i think CU can figure that out. |
| Anonymous 2/12/2021 08:59 PM | housing |
| Anonymous 2/13/2021 02:50 AM | No building in this area! |
| Anonymous 2/13/2021 08:51 AM | No annexation and no development |
| Anonymous 2/13/2021 12:04 PM | anything again the supports a "15 minute neighborhood" and is accessible to the neighbors. Limit housing height to 3 stories but not to number of units as long as a "residential scale bulk" is maintained |
| Anonymous 2/13/2021 01:29 PM | No. Given again the area's severe demand for housing, I would add that they probably shouldn't restrict nearby development's height, especially given that the proposed development is east of the flatiron views. |
| Anonymous 2/13/2021 03:07 PM | None. |
| Anonymous 2/13/2021 10:14 PM | all building heights should be consistent with nearby houses |
| Anonymous 2/14/2021 02:54 PM | I do not agree that the height of development on CU South near Hy View should be that of the adjoining development--which occurred in the 1950s. This is particularly true as development of CU South would be to the east of the Hy View Subdivision, so there will be no blocking of views by higher buildings. But more importantly, there are three times as many people on the planet, and in Colorado, now than there were in the 1950's. We should therefore be developing now and in the future at higher density and higher intensity than in the past. |

Anonymous

2/14/2021 03:22 PM

That is silly. As long as they are not shaded, higher buildings don't hurt houses.

Anonymous

2/14/2021 04:51 PM

I don't think there should be any expansion here. I don't agree with the dog park - there is one close by at the East Boulder Rec Center. As it is, dogs seem to overrun the area, off leash, damaging the environment.

Anonymous

2/14/2021 04:53 PM

Are these houses going to pop their tops in the coming years? A lot of my neighbors have and their houses are twice as big as a few years ago... gardens could be good there! Or the daycare- farthest from the highway, fumes, dangers <3

Anonymous

2/14/2021 05:57 PM

I feel this should be an open space buffer- corridor and no development allowed but if there is no other choice- yes of course height should be consistent with nearby houses.

Anonymous

2/14/2021 06:03 PM

Increase community benefits by adding local amenities useful to the CU South future residents, such as light retail, cafes, gathering spaces, etc. at the site.

Anonymous

2/14/2021 07:17 PM

Community gardens might be reasonable neighbors.

Anonymous

2/14/2021 08:12 PM

Probably best to put some sort of faculty/staff housing there, perhaps in the form of townhouses/row houses.

Anonymous

2/14/2021 08:58 PM

No preconceived notions. Depends on overall plan for compatibility.

Anonymous

2/14/2021 09:09 PM

Residential/ Community gardens.

Anonymous

2/14/2021 09:17 PM

day care and /or gardens seem best, sports venue satisfactory also.

Anonymous

2/14/2021 09:32 PM

neutral

Anonymous

2/14/2021 09:43 PM

definitely

Anonymous

2/14/2021 09:51 PM

No development please.

Anonymous

2/14/2021 09:57 PM

building height should always be considered

Anonymous

Maybe suggest the fire house here, closest to Broadway? or at whatever

2/14/2021 10:18 PM

"bridge" connects to highway?

Anonymous

I agree

2/14/2021 10:31 PM

Anonymous

OK

2/14/2021 10:56 PM

Anonymous

Do not build anything, and there won't be any issue.

2/14/2021 11:57 PM

Anonymous

CU faculty housing would be totally appropriate

2/15/2021 06:35 AM

Anonymous

No

2/15/2021 07:06 AM

Anonymous

Locate more of the planned buildings near the neighborhood to keep building density more centralized and overall visual impacts down.

2/15/2021 07:34 AM

Anonymous

Let the people affected opinions count for something.

2/15/2021 07:50 AM

Anonymous

Don't agree with the height limit here for CU. Best for CU to maximize housing development at this site.

2/15/2021 07:51 AM

Anonymous

No

2/15/2021 08:20 AM

Anonymous

The grocery, coffee shop and also dog park would be great amenities for the Hy View neighborhood.

2/15/2021 08:44 AM

Anonymous

There should be NO building here at all!

2/15/2021 08:47 AM

Anonymous

In general, neighbors should not have the right to control what happens on nearby properties. Should CU be able to mandate that Hyv View single-family homes be replaced with mixed-use multi-family? Of course not, so why is the converse even part of the discussion? Let property owners decide the highest and best use for their property, without allowing nearby busybodies to exert their self-interested privileges.

2/15/2021 08:55 AM

Anonymous

It is telling that you do not mention the single family residential neighborhood of South Creek that is further north. Please review your plot maps and apply the same question/responses to this boundary area of CU south.

2/15/2021 09:07 AM

Anonymous

2/15/2021 09:33 AM

No, they all seem equally harmless from a nearby residential perspective.

Anonymous

2/15/2021 09:36 AM

creating a setback in addition to the agreed height limit would allow for a trail system that further preserves views and greenscape

Anonymous

2/15/2021 09:55 AM

This area should not be annexed for any type of development. Flood control only.

Anonymous

2/15/2021 10:16 AM

I think any University-related uses would be appropriate.

Anonymous

2/15/2021 10:41 AM

Seems reasonable

Anonymous

2/15/2021 12:11 PM

Height of development near Hy View Subdivision should be consistent with nearby houses.

dogwalker

2/15/2021 12:16 PM

Compatible residential uses which means single family, duplexes, triplexes all with 35 foot height limits, and community gardens should be built against existing low density neighborhoods

Anonymous

2/15/2021 12:46 PM

I feel like all of those proposed uses would be a benefit to that subdivision as well.

Anonymous

2/15/2021 01:06 PM

You are putting the cart before the horse. There is no need to discuss what to do with the land yet. Just do the flood mitigation by eminent domain already.

Anonymous

2/15/2021 01:14 PM

Real estate values just west of the open space depend on the open space; all would benefit from some decent trails and some trash clean-up east of the housing.

Anonymous

2/15/2021 01:20 PM

accessory uses

Anonymous

2/15/2021 01:25 PM

Noise level of development adjacent to the neighborhood should be kept to a minimum.

Anonymous

2/15/2021 01:36 PM

Their access to a pretty view shouldn't be considered. However, if already agreed, make these the shopping areas or other unnecessary aspects of the build. Don't put housing there so you can build higher.

Anonymous

2/15/2021 01:58 PM

DAYCARE!!!!!!!!!!!!

Anonymous

2/15/2021 01:59 PM

Not overwhelming an established neighborhood is obvious--don't expect gratitude from these residents--they don't want you there AT ALL. How bad

| | |
|---------------------------------|--|
| Anonymous 2/15/2021 02:51 PM | would you like town/gown relations to get? Most residents are already furious about CU's impact on our health and safety because of COVID. |
| Anonymous 2/15/2021 02:51 PM | All the surrounding neighborhoods are suffering from traffic, power outages, extreme weather conditions, flooding. I know. I live in one. |
| Anonymous 2/15/2021 02:51 PM | It'd be nice if that's where some of the accessory businesses and/or daycare could go? I imagine that creating community mixing. |
| Anonymous 2/15/2021 03:08 PM | Residential |
| Anonymous 2/15/2021 03:12 PM | The property also abuts the South Creek 7 HOA and other residential areas on the west and its development should likewise be limit to that which is consistent with those neighborhoods. |
| Anonymous 2/15/2021 03:34 PM | Do not allow this property to be developed by CU. Do not annex this property. |
| Anonymous 2/15/2021 03:47 PM | Restoration and preservation of a 'natural-like' floodplain should be permitted. NO DEVELOPMENT SHOULD BE PERMITTED! |
| Anonymous 2/15/2021 03:47 PM | There should be a buffer of a trail and landscaping between Hy View and university development. |
| Anonymous 2/15/2021 03:59 PM | Am not sure that this is as problematic as indicated in the question above. If higher structures were set further to the east, it should not unduly influence view corridors from the neighbors. If I recall this area correctly, there is a significant grade change where the two areas adjoin. That might be used to mitigate height issues between the neighborhoods. Single family use should be across the street from single family use. However as the neighborhood transitions to the east it makes sense to allow neighborhood retail carefully placed within the developed area. The Hy View neighbors will enjoy having walkable retail and commercial uses nearby. There is documentation of resistance neighborhood retail prior to development: whereas afterward the neighbors are supportive of these uses. |
| Anonymous 2/15/2021 04:10 PM | I'd like to see less emphasis on development and more on natural open space. |
| Anonymous 2/15/2021 04:28 PM | preferred uses should not be noisy. No retail or daycare. |
| Anonymous 2/15/2021 05:07 PM | With height agreements, this should be fine for the neighborhoods. |
| Anonymous | something that minimizes nighttime impacts to the neighbors, i.e. noise, |

2/15/2021 05:08 PM

lights, crowds.

Anonymous

No.

2/15/2021 05:13 PM

2/15/2021 05:37 PM

This would be a great place for the coffee shop and small grocery, so the neighborhood could use these mixed use amenities.

Anonymous

Any development should be consistent with the adjacent neighborhood.

2/15/2021 05:52 PM

Anonymous

Should emphasize uses that could also benefit the neighborhood, e.g. small grocery store, coffee shop, day care etc.

2/15/2021 06:51 PM

Anonymous

Daycare. Accessory Use. Garden.

2/15/2021 08:08 PM

Anonymous

Don't put CU in CU South. Solves this dilemma.

2/15/2021 08:19 PM

Anonymous

The university has has a very long precedent of building projects that enhance the area adjacent . Reasonable transition in the planning from existing neighborhood but not overly restrictive about density. Design is MUCH more important than density equivalacies

2/15/2021 08:26 PM

Anonymous

It would make sense to have public recreation facilities close to this neighborhood. This would insulate those using the facilities from the noise of highway 36 as well.

2/15/2021 08:47 PM

Anonymous

I do not think the university needs to limit the height of their buildings.

2/15/2021 08:52 PM

Anonymous

Do not develop here.

2/15/2021 09:20 PM

Anonymous

Height shouldn't be first concern. Like density, it can be good or bad. The beauty and utility of the new development is first and integration and harmonization with everything around it can be achieved at different heights. Single family housing is a poor use of land and without modification is a source of further unwanted gentrification. We should plan an allowing all single family neighborhoods to transform to serve equity and environmental values. Having CU development mimic a car dependent housing form that had its origins in the racial separation to blame for much of the country's ills, including current polarization seems the wrong way round.

2/15/2021 09:55 PM

2/15/2021 10:36 PM

It makes sense for the denser development to be located near transit (Table Mesa PNR).

| | |
|---------------------------------|---|
| Anonymous 2/16/2021 06:18 AM | wouldn't housing fit best? |
| Anonymous 2/16/2021 06:23 AM | no |
| Anonymous 2/16/2021 06:50 AM | No comment |
| Anonymous 2/16/2021 08:02 AM | A buffer of uses that are similar in type and scale. (Housing for staff for instance) |
| Anonymous 2/16/2021 04:12 PM | I do not support buildings of any height on this site. |
| Anonymous 2/16/2021 07:14 PM | Agree with University |
| Anonymous 2/16/2021 08:34 PM | again, don't allow construction of massive buildings in this area. |
| Anonymous 2/16/2021 09:46 PM | No development |

Optional question (373 response(s), 582 skipped)

Question type: Essay Question

Q17 | Prohibited Uses Some uses will not be allowed on CU South, including: Large-scale sports venues like a football stadium or basketball coliseums; Large research complexes like the East Campus; Housing intended for first-year students; and, Roadway by-pass between Highway 93 and Highway 36. Is there anything that should be added?

| | |
|---------------------------------|---|
| Anonymous 1/13/2021 01:00 PM | Nothing else should be allowed on that land either. |
| Anonymous 1/13/2021 01:13 PM | See above. |
| Anonymous 1/13/2021 01:42 PM | NO NON UNIVERSITY USE OR OWNERSHIP OR POSSESSORY INTEREST |
| Anonymous | The amount of parking should be restricted. Parking garages should be |

1/13/2021 02:03 PM

prohibited (they are hard to repurpose and essentially guarantee a fixed amount of SOV use for the lifetime of the structure). This site is right next to a major transportation hub and all practices associated with transit-oriented-development should be applied.

Anonymous

1/13/2021 02:03 PM

Anything that disrupts the floodwater capture and flood-control benefit that this land provides to those downstream should be prohibited. That concern should guide all development on this land, taking precedence over all other priorities.

Anonymous

1/13/2021 02:17 PM

Nothing should be allowed. The entire area should become open space.

Anonymous

1/13/2021 02:40 PM

It would seem that access to CU housing developments should have road access off South Broadway.

Anonymous

1/13/2021 02:46 PM

Teaching facilities Housing for ANY students

Anonymous

1/13/2021 02:54 PM

Classes and other activities that drive time-sensitive access. Ingress/egress is so limited that arrivals and departures on the same schedule will create bottlenecks

Anonymous

1/13/2021 03:02 PM

Administrative facilities, maintenance facilities, transportation garages. Perhaps a smaller event facility - a theater, a large room facility for events, etc.

Anonymous

1/13/2021 03:06 PM

circulation of buses (not cars) thru to the south and onto 93/Broadway may actually be a useful transportation component, more efficient than forcing transit back to Table Mesa.

Anonymous

1/13/2021 03:32 PM

Bars, Clubs, nightlife

Anonymous

1/13/2021 04:19 PM

No fireworks or outdoor parties.

Anonymous

1/13/2021 04:38 PM

No. And neither do I have an objection to most of the uses that you have already excluded. I agree on the ban of a major road addition, but not the others.

Anonymous

1/13/2021 05:56 PM

power generation other than renewable

Anonymous

1/13/2021 06:03 PM

the bypass possibility should be allowed

Anonymous

1/13/2021 06:36 PM

No

Anonymous

1/13/2021 06:46 PM

Earlier in the survey it said that as a state institution our city really doesn't have veto authority over CU's ultimate building plans. If that is the case, is it really possible to categorically exclude 'large-scale sports venues', 'large research complexes...', etc.?

Anonymous

1/13/2021 07:16 PM

No, no development should be allowed on this site. Let the City trade land on Jay Road for this.

Anonymous

1/13/2021 07:57 PM

Rocket launches. Republican Party rally's.

Anonymous

1/13/2021 08:27 PM

Large open parking lots with polluted runoff, grass fields with polluted runoff, fences blocking wildlife movement.

Anonymous

1/13/2021 08:57 PM

No use other than what is allowed WITHIN THE CITY OF BOULDER. What don't you get about NO ANNEXATION!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Anonymous

1/13/2021 09:08 PM

Prohibited public access via roadway by pass off of south highway 93 (proposed secondary/emergency access at city limit)

Bars

1/14/2021 06:22 AM

Anonymous

1/14/2021 06:44 AM

No direct roadway bypass between Table Mesa and Eldorado Canyon

Anonymous

1/14/2021 07:46 AM

Roadway by-pass between Highway 93 and Highway 36 - this would be a nice addition to avoid future traffic problems. It should be considered.

Anonymous

1/14/2021 07:47 AM

This is a good list.

Anonymous

1/14/2021 09:25 AM

Large complexes and large residential buildings.

Anonymous

1/14/2021 09:31 AM

sound reasonable

Anonymous

1/14/2021 09:38 AM

This is too complicated. Don't allow any development.

Anonymous

1/14/2021 10:34 AM

Retail facilities that would attract nonresidents should be avoided.

Anonymous

It is outrageous that the bypass was never built. Again, you don't live in

1/14/2021 10:43 AM

South Boulder do you?

Anonymous

1/14/2021 10:47 AM

NOTHING, except for the flood wall, should be allowed at CU South. But...by the way... once again you all have screwed up this survey: Housing freshman at CU South would be a BENEFIT, not something to be disallowed. It's the underclassmen and women that are so disruptive to Boulder neighborhoods. House them at CU South, and let the far more responsible faculty and staff live in Boulder neighborhoods. Do you see how you have it completely backwards? But once again, notice that none of us had an opportunity to express the thought I just expressed. You so constrained the survey design such that the only way to comment on first-year student housings....was as a "prohibited use." What if people view that as a positive? Oh, that's right - we have no chance or place to express that. Your manipulation is breathtaking. But I see every more trickery from the City, here. Do you all understand that there are MANY TYPES of SPORTS FACILITIES short of giant arenas, that will ALSO HAVE ENORMOUS IMPACT on South Boulder??? Picture open, non-enclosed playing fields, with bleachers, for ultimate Frisbee, soccer, lacrosse, etc. Any one of those could easily add hundreds, if not thousands, of additional vehicle trips in South Boulder. How dishonest of you to mislead residents that just because there won't be "large-scale stadiums and coliseums," we can all rest easily that there won't be impacts. Oh, that's right - you all aren't honest brokers. You are shills for CU. Sorry, my bad.

Anonymous

1/14/2021 11:47 AM

any kind of student housing should not be allowed here

Anonymous

1/14/2021 12:11 PM

I agree. None of these.

Anonymous

1/14/2021 12:16 PM

I'm all for adding parking on the edge of town, but I'd lobby that they should make underground parking

Anonymous

1/14/2021 12:49 PM

Commercial office space.

Anonymous

1/14/2021 01:40 PM

This should not be developed at all. Flood mitigation is the only reasonable and sound development of this property.

Anonymous

1/14/2021 01:43 PM

End any plans to build buildings or development on any kind on this unique natural environment

Anonymous

1/14/2021 03:04 PM

No

Anonymous

1/14/2021 03:45 PM

No dorms, preferably housing just for staff & faculty, not students.

Anonymous

1/14/2021 04:54 PM

Again, these plans are based on realities that no longer exist. We must create a new human culture in this region with infrastructure that reflect the new reality that is emerging, the reality that we have reached the tipping point. We will be fortunate if we have 9 years to create a seismic shift in how we organize ourselves. To think otherwise is, I feel, quite delusional and unrealistic.

Anonymous

1/14/2021 05:08 PM

No housing please.

Anonymous

1/14/2021 05:52 PM

Hwy bypass is good, just enforce low speed limit

Anonymous

1/15/2021 06:43 AM

No

Anonymous

1/15/2021 06:51 AM

I am extremely concerned about the impact housing will have on Tantra Park. There are already a huge number of people there on snowy days. They stay into the early hours of the morning and leave trash in neighboring yards. An additional police presence would be necessary.

Anonymous

1/15/2021 08:11 AM

Is anyone so naïve as to believe they won't find ways around this? Honestly.

Anonymous

1/15/2021 09:44 AM

No large parking lots, amplification of events (bells, speakers, bullhorns), 24 hour shuttle services (noise/pollution), Large trucks or buses, food trucks, bars, laundromats, activities that draw large groups of people. No dog parks (ground, air and water pollution from even more people driving in)

Anonymous

1/15/2021 10:35 AM

Big picture - CU south should be a satellite or the main campus and should not have any uses that draw students from main campus - all uses should just be to support residents of the campus.

Anonymous

1/15/2021 11:02 AM

The area should be left as is.

Anonymous

1/15/2021 12:12 PM

I'm against the whole project to begin with!!!

Anonymous

1/15/2021 12:42 PM

As above, anything that would attract significant numbers of people into the area should not be included.

Anonymous

1/15/2021 05:55 PM

None of the above

Anonymous

1/15/2021 07:47 PM

No physical structures

Anonymous

1/16/2021 03:31 PM

No cars should be allowed. Table Mesa is very congested already.

Anonymous

1/16/2021 03:57 PM

No buildings should be allowed in this area!

Anonymous

1/16/2021 09:25 PM

Access into or out of CU South via any motorized vehicles MUST NOT be allowed during rush hours, game days, or other times when traffic is already so heavy that the existing residents cannot get out of this part of town to go to appointments or get back into their homes.

Anonymous

1/17/2021 12:50 AM

large-scale performance space

Anonymous

1/17/2021 07:14 AM

Any undergrad housing really - If Williams Village is Siberia, then CU South is really undesirable.

Anonymous

1/17/2021 08:41 AM

Land devoted to parking should be kept to a minimum or located underground.

Anonymous

1/17/2021 10:48 AM

Prohibit any development.

Anonymous

1/17/2021 11:16 AM

I wish no housing would be allowed at all!

Anonymous

1/17/2021 03:09 PM

I think a transportation study should be conducted before prohibiting the 93/36 access. Seems like public safety access, at a minimum, should be studied?

Anonymous

1/17/2021 06:24 PM

ROADS

Anonymous

1/17/2021 06:35 PM

Those sound good.

Anonymous

1/18/2021 09:11 AM

Gas stations, restaurants, large parking lots

1/18/2021 11:43 AM

Research buildings of any size where hazardous chemicals/substances might be studied or developed should be prohibited. Again, with these prohibited uses, this makes locating a shared fire station here a poor idea.

Anonymous

1/18/2021 12:08 PM

City max height student dormitories. Housing, if any, should look like an extension of the surrounding neighborhoods.

Anonymous

No undergraduate housing.

1/18/2021 12:47 PM

Anonymous

Virtually all human built structures.

1/18/2021 12:57 PM

Anonymous

Control CU's building plans so they conform and enhance area.

1/18/2021 01:38 PM

Anonymous

Parking should be intentionally limited.

1/18/2021 02:25 PM

Anonymous

This is a good list

1/18/2021 02:29 PM

Anonymous

Bars, theatres, stuff that requires lots of parking for short term activity.

1/18/2021 04:54 PM

Anonymous

Yes, they should not be allowed to build anything there. Where is there any studies on the wetlands? the traffic? the increased pollution? the increase of humans in Boulder?

1/18/2021 05:09 PM

Anonymous

NONE OF THIS SHOULD BE ALLOWED!

1/18/2021 07:46 PM

Anonymous

No, this list is already too restrictive. Housing for first-year CU students should be allowed.

1/18/2021 08:03 PM

Anonymous

No.

1/18/2021 08:42 PM

Anonymous

NO

1/18/2021 09:13 PM

Anonymous

1100 units

1/18/2021 09:36 PM

Anonymous

Academic and research buildings should not be allowed. Housing for second year university students should not be allowed.

1/19/2021 08:35 AM

Anonymous

Industrial uses, small labs that handle toxic or hazardous substances

1/19/2021 09:31 AM

55 foot tall buildings are not appropriate anywhere on the property.

1/19/2021 11:10 AM

Anonymous

1/19/2021 11:59 AM

Shopping centers and residential buildings.

Anonymous

1/19/2021 01:09 PM

Put in another outdoor swimming pool which is open year-round.

Anonymous

1/19/2021 01:24 PM

NO CU development whatsoever!!!!

Anonymous

1/19/2021 01:27 PM

No building should take place on this site.

Anonymous

1/19/2021 01:53 PM

I think that adjacent land that the City owns should be considered for uses like work-force housing, to take advantage of the multi-modal transit center at Table Mesa. Communities across the Country focus density around these hubs, why not Boulder? I think this would be a much better use than open space, which we have plenty of and which doesn't pay for itself.

Anonymous

1/19/2021 01:58 PM

Only community gardens fit the area. All of the other proposed construction must be specifically approved prior to annexation - and if that can't be done, then put in the annexation agreement a binding requirement for city approval of any post-annexation development. There is simply no room for increased traffic. Are you aware of the 30X30 movement, to protect 30% of land from development by 2030?

Anonymous

1/19/2021 02:05 PM

Cheaply fabricated, ugly boxy housing units that all look the same.

Anonymous

1/19/2021 02:54 PM

Take a look at the current pothole situation on Martin Dr and then think about how much more traffic Martin and Moorhead can withstand. Because undoubtedly, those will become your new pass throughs.

Anonymous

1/19/2021 03:12 PM

Please prohibit amplified outdoor events. (No concerts/outdoor film screenings or other amplified performances.)

Anonymous

1/19/2021 03:39 PM

too much hard surface. could include too many roads

Anonymous

1/19/2021 04:05 PM

No buildings in front of the houses

Anonymous

1/19/2021 07:19 PM

Residences, "teaching facilities" (meaning university, secondary school, primary school, daycare) should be prohibited. The present statement permits anything slightly smaller than the Coors Events center - that is atrocious. Housing for under-graduates should be prohibited. Where will the 1100 car parking lot be located? Where will the additional 1000 car parking lot be located for those attending sports events or using the few remaining outdoor

| | |
|---------------------------------|---|
| | amenities? Research facilities should be prohibited. |
| Anonymous 1/19/2021 11:56 PM | Do not build there. |
| Anonymous 1/20/2021 12:28 AM | Keep the land as an open space |
| Anonymous 1/20/2021 08:11 AM | Actually sports venues would be a great use. |
| 1/20/2021 08:26 AM | Commercial development like stores and restaurants other than small convenience facilities. |
| Anonymous 1/20/2021 09:43 AM | Large scale residential use should be banned. Cu should develop the grounds near the presidents house for residential - they could move the presidents house to cu south. |
| Anonymous 1/20/2021 12:12 PM | I am not a fan of anything. But, if we have no choice, you REALLY need to limit the amount of housing and the amount of teaching facilities. The existing plan has way too many people moving through this area and it will definitely cause traffic congestion issues. |
| Anonymous 1/20/2021 12:16 PM | Housing intended for undergraduates at all. |
| Anonymous 1/20/2021 01:56 PM | No by-pass roads into the Tantra neighborhood. |
| Anonymous 1/20/2021 02:00 PM | see previous comment. |
| Anonymous 1/20/2021 03:50 PM | Any facility that would create light pollution affecting the surrounding neighborhoods in a negative way. |
| Anonymous 1/20/2021 04:06 PM | no large commercial stores |
| Anonymous 1/20/2021 06:29 PM | Prohibit large parking facilities. |
| Anonymous 1/20/2021 10:20 PM | Allow this place of nature rest and peace. Free of bulldozers |
| Anonymous 1/20/2021 10:46 PM | No Billion Dollar condos that nobody can afford. |

| | |
|---------------------------------|--|
| Anonymous 1/21/2021 06:38 AM | No warehousing or distribution facilities, Administrative offices, maintenance garages |
| Anonymous 1/21/2021 07:02 AM | Plant trees and take care of what we already have here. Public art would be exciting. A large greenhouse would be acceptable. |
| Anonymous 1/21/2021 07:34 AM | Annexation, zoning changes, and development should be added. |
| Anonymous 1/21/2021 08:33 AM | LOL because CU already built their tennis facility there (a complete eyesore). We should remove the tennis facility and stop there. |
| Anonymous 1/21/2021 09:22 AM | Housing for first year students should be allowed. |
| Anonymous 1/21/2021 10:15 AM | No big dormitories. No big buildings. Maintain open space as much as possible. |
| Anonymous 1/21/2021 12:02 PM | n/a |
| Anonymous 1/21/2021 12:53 PM | large parking lots |
| Anonymous 1/21/2021 01:33 PM | Again this is not the best area to do all these things |
| Anonymous 1/21/2021 02:00 PM | CU already has ample, unused space in their East Campus that would enable additional housing development within biking distance to the Main Campus. CU as a state entity controls their zoning use. With so much undeveloped, why develop on a geological hazard. CU teaches urban planning in Boulder, yet has none themselves! |
| Anonymous 1/21/2021 02:01 PM | Not that I can think of. |
| Anonymous 1/21/2021 02:21 PM | for gods sake NONE OF THAT WILL THIS BE IN WRITING,,MY DOG HAS A CITY TAG PLEASE LEAVE ALL ALONE FOR VISITORS W/O TAGS, MY ASSESS MENT IS AS CONFUSING AS THIS PROPOSAL |
| Anonymous 1/21/2021 02:46 PM | No paved paths - keep the trails! |
| Anonymous 1/21/2021 02:55 PM | No classrooms! This would be a disaster for pollution and congestion as students struggle to get to far away classes, same with research labs. |

| | |
|---------------------------------|---|
| Anonymous 1/21/2021 03:39 PM | No undergraduate housing (unless non-traditional age or family status). Graduate and family housing could be repurposed for undergrads. |
| Anonymous 1/21/2021 03:46 PM | No roadway bypass, eh? Where the hell is all the traffic gonna go? Broadway and Table Mesa intersection will be a nightmare. You know it. I know it. They know it. They don't care. |
| Anonymous 1/21/2021 04:23 PM | No |
| Anonymous 1/21/2021 07:35 PM | No vehicle parking anywhere on this land. |
| Anonymous 1/22/2021 06:49 AM | Residential uses |
| Anonymous 1/22/2021 07:24 AM | 5 story housing |
| Anonymous 1/22/2021 07:53 AM | I object to residences and stores on the property. |
| Anonymous 1/22/2021 08:32 AM | Any new buildings. |
| Anonymous 1/22/2021 08:38 AM | I completely agree with this list |
| Anonymous 1/22/2021 10:43 AM | Why would a 1st year student pay \$\$\$\$\$ and live two miles from campus. Silly |
| Anonymous 1/22/2021 11:05 AM | Yes, a stargate to another earth-like planet that can be used for endless housing and thus students can teleport back and forth to school and home. |
| Anonymous 1/22/2021 11:11 AM | homeless gathering if CU and reduce that |
| Anonymous 1/22/2021 11:20 AM | This is good |
| Anonymous 1/22/2021 11:20 AM | No further building on site |
| Anonymous 1/22/2021 11:40 AM | Residential housing of any kind Commercial uses |

Anonymous

1/22/2021 12:42 PM

As a data scientist it is clear this is a biased questionnaire and not an effective means of gauging public support for or against this project. These survey results should not be used in any materials presented to the city or public.

Anonymous

1/22/2021 12:43 PM

If the city does not have much of a say how the property is to be developed after it is annexed I don't see how you can guarantee that these types of facilities/uses will not be created.

Anonymous

1/22/2021 12:45 PM

There should 100% be a road bypass to HWY 93/South Broadway. It is foolish and inconvenient to not put one in.

Anonymous

1/22/2021 01:08 PM

Don't have any housing.

Anonymous

1/22/2021 05:33 PM

Research and academic teaching facilities, while allowable, should be severely restricted in order to create more of a true living/home environment apart from the work/school environment (i.e., creating essentially a new residential neighborhood).

Anonymous

1/22/2021 06:59 PM

No. This is all very reasonable.

Anonymous

1/23/2021 07:44 AM

there should be limited development on this property due to traffic and neighborhood impact.

Anonymous

1/23/2021 08:08 AM

large scale development and housing in not appropriate

Anonymous

1/23/2021 09:40 AM

The 36/93 bypass would be a good idea.

Anonymous

1/23/2021 10:29 AM

Theaters or events that would attract many cars.

Anonymous

1/23/2021 12:17 PM

no

Anonymous

1/23/2021 02:01 PM

Large commercial or industrial uses.

Anonymous

1/23/2021 05:36 PM

I wouldn't have any housing. If any buildings, maybe some low-slung, unobtrusive research buildings tucked into the land. This isn't a good site for big buildings or dorms or academic facilities.

Anonymous

1/23/2021 05:46 PM

Nothing I can think of at this time. Thank you

Anonymous

1/23/2021 06:04 PM

Yes, student housing, CU has built on a huge footprint in boulder and now wants to develop land that was zoned open space. I'm not sure why CU would be allowed to change the zoning of this property and I'm also unsure why they have not been required to remove the berm they installed which concentrated flood water into majestic heights in 2013.

Anonymous

1/24/2021 07:55 AM

No undergraduate housing.

Anonymous

1/24/2021 08:23 AM

High density housing.

Anonymous

1/24/2021 08:55 AM

All buildings.

Anonymous

1/24/2021 08:51 PM

Construction of buildings or barriers that block too many of the walking and jogging trails. Perhaps a requirement that the total length of such trails should be the same as at present, and that there be loops of varying distances.

Anonymous

1/25/2021 11:27 AM

open flat parking lots

Anonymous

1/25/2021 11:47 AM

Nothing at all should be built or added.

Anonymous

1/25/2021 12:02 PM

cross country running and tennis is fine, but not large traffic venues

Anonymous

1/25/2021 01:18 PM

There is effectively a summertime/off season bypass between Folsom and Broadway through campus. Don't fool yourself that the same will not occur between 93 and 36.

Anonymous

1/25/2021 02:29 PM

Buildings taller than 2 stories

Anonymous

1/25/2021 03:59 PM

Residential housing; see comments in #14.

Anonymous

1/25/2021 04:13 PM

Any CU development.

Anonymous

1/25/2021 05:39 PM

I disagree with all uses.

Anonymous

1/25/2021 06:10 PM

All buildings! Why not keep it open space?

| | |
|---------------------------------|--|
| Anonymous 1/25/2021 06:48 PM | No. |
| Anonymous 1/26/2021 09:55 AM | None of this should be put on this land! It will only add to traffic congestion. Don't want first year students living in this area. |
| Anonymous 1/26/2021 12:59 PM | No |
| Anonymous 1/26/2021 02:51 PM | The 36/93 bypass is desperately needed, should have been built 45 years ago with Foothills. Housing is a bad idea, period. |
| Anonymous 1/27/2021 08:05 AM | No large parking lots or ramps Mandated secured bike parking Accessible bike and walking trails throughout. Use sustainable construction to mitigate damage to wetlands and ecosystems |
| Anonymous 1/27/2021 08:17 AM | dont annex. keep it as is |
| Anonymous 1/27/2021 08:43 AM | Making the city pay to remove the tennis fields should be not be allowed |
| Anonymous 1/27/2021 10:31 AM | No additional structures allowed |
| Anonymous 1/27/2021 08:26 PM | "Large" is much too vague. What if they added multiple 'small' venues? That could be equally troublesome. |
| Anonymous 1/28/2021 07:17 AM | There should be no development to help the City meet its climate goals. Let CU densify its current holdings. |
| Anonymous 1/28/2021 06:26 PM | Strip-mall-esque shopping complexes |
| Anonymous 1/28/2021 07:49 PM | Housing for 1800 people |
| Anonymous 1/28/2021 08:18 PM | Nothing that would generate hazardous waste, since it is next to a regular waterway and to a flood plain. Too high of risk for contamination downstream. |
| Anonymous 1/29/2021 05:37 AM | No housing, put the stadium there. |
| Anonymous 1/29/2021 02:44 PM | Limit residential buildings to be equivalent of buildings in surrounding neighborhoods - one and two stories, limited footprints. |

| | |
|---------------------------------|---|
| Anonymous 1/29/2021 03:38 PM | There will be constant bus and auto traffic I assume? That noise will effect wildlife and passive recreation. |
| Anonymous 2/01/2021 02:54 PM | Any personal vehicles |
| Anonymous 2/01/2021 03:20 PM | No academic buildings, no housing and related "amenities" or services, no commercial or retail facilities. |
| Anonymous 2/02/2021 07:15 AM | Nothing that I see |
| Anonymous 2/02/2021 09:03 AM | i would rather see Large research complexes than student housing |
| Anonymous 2/03/2021 09:21 AM | Prohibit! low income housing has a substantial area already just to the west and contiguous to this parcel. No more low income OR undergraduate housing whatsoever! |
| Anonymous 2/03/2021 09:31 AM | yes, all housing, businesses, day care centers, research and teaching centers, etc. should be PROHIBITED!!! |
| Anonymous 2/03/2021 07:11 PM | No music or spectator sports venues |
| Anonymous 2/04/2021 08:45 AM | Fraking, mineral extraction, and building that increased flood risk to neighbors (like me). |
| Anonymous 2/04/2021 10:50 AM | NO. |
| Anonymous 2/04/2021 01:16 PM | off-leash dog allowances outside of a fenced in dog park |
| Anonymous 2/08/2021 08:28 AM | Please leave CU South alone and choose the land swap option. |
| Anonymous 2/08/2021 10:13 AM | no |
| Anonymous 2/08/2021 05:35 PM | No undergraduate housing at all. The undergrads will hate the commute and location, and the community will not appreciate having them nearby. Lose-lose. |
| Anonymous 2/09/2021 08:26 AM | That's a good list. |

Anonymous

2/09/2021 02:36 PM

Traffic is a problem for large-scale facilities, but moving more (even most) of CUs athletic facilities to south would be a good use of that land. Again, developing housing nearer to campus just makes a lot more sense: Let the athletes travel (much smaller numbers of them than students in general).

Anonymous

2/09/2021 02:38 PM

The site should be used only for flood mitigation.

Anonymous

2/09/2021 03:01 PM

Large parking lots that are empty when students are gone (Williams village for example) - enormous heat sink in the summer and empty from May to end of August and ugly as well

Anonymous

2/09/2021 03:05 PM

All development on this floodplain should be prohibited

Anonymous

2/09/2021 04:09 PM

Sports fields and sports facilities for non CU south residents should not be built here. Any non residential buildings for academic or research should not be allowed except for small scale environmental center - 3-4000sq ft.

Anonymous

2/09/2021 04:12 PM

large surface parking lots (parking should be either multi-level structures or underground/under building)

Anonymous

2/09/2021 05:49 PM

As mentioned, this area should not be developed. It is simple. The University has other areas that do not need annexation and would provide the desired outcome. The University should create a field study of this area to learn more about flood zones, and wildlife habitats.

Anonymous

2/09/2021 07:47 PM

Parking for commuters

2/10/2021 05:46 AM

No housing or retail structures should be built in this space.

Anonymous

2/10/2021 11:45 AM

I agree with this! Please also do not route traffic through our neighborhood.

Anonymous

2/10/2021 12:07 PM

A Roadway by-pass, as was originally intended, could significantly reduce traffic congestion and excess idling of cars stuck in traffic on both Broadway and Table Mesa Dr.

Anonymous

2/11/2021 08:44 AM

No annexation

Anonymous

2/11/2021 08:46 AM

No solar farms.

Anonymous

2/11/2021 08:47 AM

Why not connect hwy 93 and Foothills Parkway? This is a logical transportation plan. Why keep clogging up Table Mesa and funneling through

| | |
|---------------------------------|---|
| | traffic into low density residential area of Martin Acres? |
| Anonymous 2/11/2021 08:48 AM | Because this area includes a wetland, there should be special care taken to the design of effluent treatment and renewables and energy efficiency should be emphasized for all facilities. |
| Anonymous 2/11/2021 08:49 AM | The roadway connection should be a top priority. |
| Anonymous 2/11/2021 09:08 AM | NA |
| 2/11/2021 09:15 AM | Outdoor spaces intended for drinking or large social parties. |
| Anonymous 2/11/2021 09:30 AM | entertainment or cultural facilities which would have large attendance or traffic-related impacts, small or medium-sized research and development facilities |
| Anonymous 2/11/2021 10:13 AM | Anything large scale. |
| Anonymous 2/11/2021 10:38 AM | Any uses that increase housing and traffic congestion in South Boulder. |
| Anonymous 2/11/2021 10:50 AM | No. |
| Anonymous 2/11/2021 11:23 AM | Stop building more residential units! It's already congested on the south end of Boulder this is ridiculous! |
| Anonymous 2/11/2021 12:29 PM | NO access to Hwy. 93! |
| Anonymous 2/11/2021 01:11 PM | small scale venues that draw spectators and traffic; movie theaters or performance venues; freight transfer locations; truck deliveries; labs with dangerous equipment or chemicals; roadways |
| Anonymous 2/11/2021 01:39 PM | Yes, add all other uses except flood mitigation. |
| Anonymous 2/11/2021 02:53 PM | Do not let CU develop this property |
| Anonymous 2/11/2021 03:52 PM | The university should not be limited in what they build as long as it remains aesthetically pleasing like most of the rest of campus. |

| | |
|---------------------------------|--|
| Anonymous 2/11/2021 03:54 PM | If development proceeds as planned, please limit high density housing to very northern portion of the property next to Table Mesa and Hwy 36. Access to existing bus routes would be close by. And again, parking structures should be underground - better visually and also increased flood water capacity (which is what we want, right)? |
| Anonymous 2/11/2021 04:48 PM | It should not include additional academic space such as classrooms, department annexes, and the like which would increase student-traffic days. |
| Anonymous 2/11/2021 06:54 PM | Allow a baseball field if needed |
| Anonymous 2/11/2021 06:58 PM | A roadway by-pass between Highway 93 and Highway 36 is a good idea. |
| Anonymous 2/11/2021 07:16 PM | they shouldn't use our water |
| Anonymous 2/11/2021 07:28 PM | Absolutely no housing and no roadway by-pass. Traffic in South Boulder is bad enough as it is. |
| Anonymous 2/12/2021 08:27 AM | No entrance to the property from Hwy 93 or Marshall road. |
| Anonymous 2/12/2021 10:43 AM | No suggestions |
| Anonymous 2/12/2021 11:16 AM | any and all building |
| Anonymous 2/12/2021 11:18 AM | Make the tennis facility a public one |
| Anonymous 2/12/2021 11:25 AM | What is wrong with a "Roadway by-pass between Highway 93 and Highway 36"? We want all traffic on Broadway and Table Mesa? Again, seems counter-intuitive. |
| Anonymous 2/12/2021 02:32 PM | These restrictions are all very important. |
| Anonymous 2/12/2021 03:22 PM | The less you add the better! |
| Anonymous 2/12/2021 04:05 PM | Out door classroom, ecological education site for school age children to visit and learn. |

| | |
|---------------------------------|--|
| Anonymous 2/12/2021 04:32 PM | public safely facility should not be at this location; at this point, CU does not contribute at all to the city fire department yet the city provides CU fire protection--that needs to change |
| Anonymous 2/12/2021 06:00 PM | This building should not be used by the university at all, It should be open space for city residents |
| Anonymous 2/12/2021 06:20 PM | good list |
| Anonymous 2/12/2021 06:29 PM | Any sort of commercial development. The area is now part of Boulder's green belt, and the closer it remains to that, the better. Flood mitigation is my first priority. |
| Anonymous 2/12/2021 06:46 PM | good |
| Anonymous 2/12/2021 07:00 PM | target practice (guns) |
| Anonymous 2/12/2021 07:13 PM | don't know of anything |
| Anonymous 2/12/2021 07:19 PM | no |
| Anonymous 2/12/2021 07:24 PM | agreed |
| Anonymous 2/12/2021 07:29 PM | no |
| Anonymous 2/12/2021 07:59 PM | neutral |
| Anonymous 2/12/2021 08:01 PM | no opinion |
| Anonymous 2/12/2021 08:03 PM | na |
| Anonymous 2/12/2021 08:09 PM | This project should go forward with continuous communication among the principles. Regular meetings, provision for calling meeting when problems arise. |
| Anonymous 2/12/2021 08:20 PM | agree w these |

Anonymous

2/12/2021 08:23 PM

no

Anonymous

2/12/2021 08:30 PM

Transportation plan should be well formed before, or concurrently with, the rest of the land use plan.

Anonymous

2/12/2021 08:45 PM

no

Anonymous

2/12/2021 08:59 PM

no

Anonymous

2/12/2021 09:23 PM

Any and all development of any type which adversely affects the flood mitigation effectiveness of the property. The annexation agreement must be structured so that the city can enforce non compliance.

Anonymous

2/12/2021 09:35 PM

garden sports fields

Anonymous

2/13/2021 02:50 AM

No buildings or other development of any kind. Period.

Anonymous

2/13/2021 08:51 AM

No annexation and no development

Anonymous

2/13/2021 01:29 PM

I mentioned above that conference or hotel venues are worth including in the prohibited uses.

Anonymous

2/13/2021 03:07 PM

Any use at all.

Anonymous

2/13/2021 05:42 PM

I agree with these.

Anonymous

2/13/2021 10:14 PM

Roadway by-pass between Highway 93 and Highway 36 would be a valued convenience that could alleviate some of the congestion on table mesa drive

Anonymous

2/14/2021 09:42 AM

Prohibited uses can change with a large enough need. If you needed a large scale vaccination facility for thousands per day and CU South was available, how will that be prohibited.

Anonymous

2/14/2021 02:06 PM

No people. Prairie dogs and turtles don't cause climate change. People do. Go away.

Anonymous

No.

2/14/2021 02:54 PM

Anonymous

Large surface parking lots.

2/14/2021 03:22 PM

Anonymous

no

2/14/2021 04:03 PM

Anonymous

make the trail system either dog free, or requiring a leash

2/14/2021 04:51 PM

Anonymous

I like this list.

2/14/2021 04:53 PM

Anonymous

Nightclubs, heavy industry.

2/14/2021 09:09 PM

Anonymous

building anything so far from the main campus - not caring about flood mitigation

2/14/2021 09:24 PM

Anonymous

neutral

2/14/2021 09:32 PM

Anonymous

the prohibited list covers my concerns.

2/14/2021 09:49 PM

Anonymous

Housing should not be permitted.

2/14/2021 09:51 PM

Anonymous

anything that might cause, lots of noise into the evening, night that would disturb sleeping patterns of families in the HyView subdivision including cars and car lights after the event.

2/14/2021 09:54 PM

Anonymous

nothing

2/14/2021 09:57 PM

Anonymous

All should be included as prohibited.

2/14/2021 10:04 PM

Anonymous

no

2/14/2021 10:23 PM

Anonymous

Foothills parkway extension to HWY 93 near Marshall should have been built 30 years ago.

2/14/2021 10:38 PM

Anonymous

2/14/2021 10:47 PM

no

Anonymous

2/14/2021 10:56 PM

No major teaching facilities. They would promote too much student traffic to and from the main campus and cause scheduling conflicts.

Anonymous

2/14/2021 11:57 PM

Development of the property should be prohibited entirely.

Anonymous

2/15/2021 06:15 AM

I agree with this list.

Anonymous

2/15/2021 06:35 AM

Parking? Maybe in flood plain?

Anonymous

2/15/2021 07:06 AM

No

Anonymous

2/15/2021 07:34 AM

No. Can we underground a bypass road?

Anonymous

2/15/2021 07:50 AM

No annexation.

Anonymous

2/15/2021 07:51 AM

Light pollution should be limited

Anonymous

2/15/2021 08:23 AM

Make it a car-free campus. Bike or bus only. Make it a first of its kind place in Boulder and USA. It could be a model. All the negative community feedback I've heard centers around increased traffic. If it were a zero waste car free pedestrian centric zone, it would massive community and international support. As-is, it will being Boulder one step further from being Boulder and one step closer to being an over developed Silicon Valley satellite campus.

Anonymous

2/15/2021 08:44 AM

These prohibitions seem like good ones

Anonymous

2/15/2021 08:47 AM

Limit all traffic into and out of this area. How about they are not allowed to own a car if they choose to live there?

Anonymous

2/15/2021 08:55 AM

There is no reason to prohibit housing for first-year students on CU South. In fact, CU South would be a perfect location for first-year housing, since housing could be easily be located far from any whiny neighbors.

Anonymous

2/15/2021 09:06 AM

Why is the roadway by-pass between 93 and 36 prohibited? This would be an opportune time to put in the 'missing link' which would alleviate some

| | |
|---------------------------------|---|
| | traffic currently using So. Broadway and Table Mesa. Think of all the construction traffic that this project will generate. |
| Anonymous 2/15/2021 09:07 AM | anything requiring public parking. anything that requires access via Tantra. |
| Anonymous 2/15/2021 09:33 AM | No, that is a good selection of activities that are undesirable in South Boulder and should cover it. |
| Anonymous 2/15/2021 09:55 AM | This area should not be annexed for any type of development. Flood control only. |
| Anonymous 2/15/2021 10:16 AM | No |
| Anonymous 2/15/2021 10:41 AM | I would prohibit large outdoor arena / theater space, can be noisy at night and attract crowds, similar to sports... |
| Anonymous 2/15/2021 10:55 AM | those are good limitations. |
| 2/15/2021 12:16 PM | large scale parking lots that prevent drainage, commercial retail uses |
| Anonymous 2/15/2021 01:06 PM | Building anything not related to flood mitigation. |
| Anonymous 2/15/2021 01:14 PM | No residential for anyone; the rest of the list is good. |
| Anonymous 2/15/2021 01:18 PM | For community harmony, I'd say outdoor performance venues (or anything amplified) would be a bad idea. |
| Anonymous 2/15/2021 01:36 PM | Shopping malls for convenience of non-CU public - only include if the CU residential neighborhood requires it (i.e. cafeterias or grab-n-gos for CU community if transportation is limited to other parts of the city). |
| Anonymous 2/15/2021 01:50 PM | good list |
| Anonymous 2/15/2021 01:58 PM | Liquor stores, smoke shops, or dispensaries. Medical offices. Undergraduate housing of any kind. |
| Anonymous 2/15/2021 01:59 PM | Parking lots. |

Anonymous

2/15/2021 02:35 PM

We should not have to "guess" at what we think should be prohibited--and then if we forget something odious, or didn't think of it, CU is free to do this. Boulder needs to be presented with plans to approve or deny! Or, the city needs to be given future POWER to approve or deny. If CU chooses to provide plans after annexation, then the city should retain power to approve or deny plans after annexation. Review and comment is unacceptable.

Anonymous

2/15/2021 02:51 PM

Buildings.

Anonymous

2/15/2021 02:51 PM

Big event spaces

Anonymous

2/15/2021 03:08 PM

The by-pass should be reconsidered. City should give up some of their demands for public access so that CU might agree

Anonymous

2/15/2021 03:34 PM

Once the city annexes this property, CU can do any of the above to this piece of property so we should not allow them to do that by refusing to annex the property.

Anonymous

2/15/2021 03:47 PM

Yes! All development should be prohibited!!!!!!

Anonymous

2/15/2021 03:59 PM

There are many uses that might be named that should not be allowed. (I mean, would they propose an experimental feedlot or some other nonsense?) Would also limit large-scale parking structures in this area unless housing is placed above or flat plate garages that are easily re-purposed. While the uses listed in the question above are certainly correct, final decisions should be a discussion point with the university.

Anonymous

2/15/2021 04:28 PM

too much housing - hard to define but let's see an analysis of increased auto traffic based on combinations of said proposals and upward to the max development.

Anonymous

2/15/2021 05:08 PM

anything that would drive the need for a parking garage

Anonymous

2/15/2021 05:13 PM

This is a far too open-ended question. Reasonable bounds on the CU proposals must be established and adhered to.

Anonymous

2/15/2021 06:00 PM

OK

Anonymous

2/15/2021 08:19 PM

Cottonwoods and other native vegetation should be added.

Anonymous

2/15/2021 08:26 PM

Do not agree with any of the restrictions except # 1

Anonymous

2/15/2021 08:47 PM

Livestock or other facilities which would house live animals.

Anonymous

2/15/2021 09:20 PM

Do a land swap w the city and build somewhere else.

Anonymous

2/15/2021 10:55 PM

Moving the firehouse from where it is now to inside that extremely congested complex will rob tax-paying citizens of quicker fire & EMS response times to emergencies in the greater community.

Anonymous

2/16/2021 06:50 AM

East campus is a useful template

Anonymous

2/16/2021 08:02 AM

Small scale sports venues and research complexes

Anonymous

2/16/2021 10:14 AM

Housing of any type

Anonymous

2/16/2021 04:12 PM

outdoor rec only

Anonymous

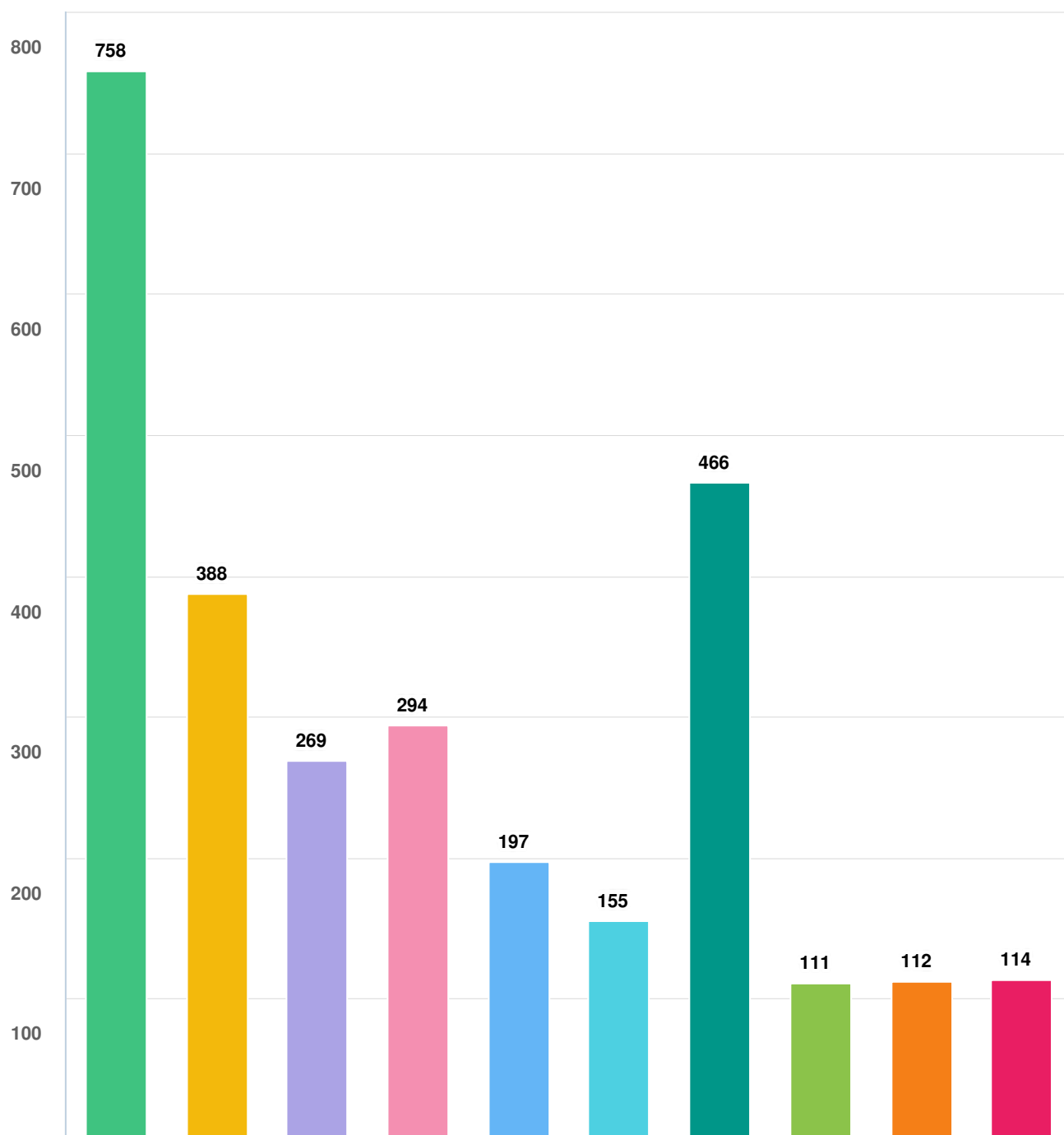
2/16/2021 08:34 PM

don't allow CU to destroy or build huge buildings of any type

Optional question (331 response(s), 624 skipped)

Question type: Essay Question

Q18 Public Access and Recreation Amenities The university has proposed that public access for recreation be provided. Knowing this, what amenities would you most like to see on the stie in the future? Check those that apply.



Question options

- Other (please specify)
 ● Parcourse fitness trail
 ● Frisbee golf course
 ● Bike paths
 ● Running track
- Recreation fields
 ● Off-leash walking area
 ● Dog park
 ● Accessible paths (i.e. limited incline/decline for walking)
- Trails for walking, running and cross-country skiing

Optional question (868 response(s), 87 skipped)

Question type: Checkbox Question

Q19 | Level of Support We recognize that the annexation of the CU Boulder South land is very significant for the community, as such your feedback is very important.

Generally Support or Generally Oppose?

What elements about the annexation do you support or are excited about? What elements do you oppose or have concerns about the annexation? Are there changes to this proposal that would increase your level of support?

Anonymous

1/13/2021 12:51 PM

Enthusiastically support annexation.

Anonymous

1/13/2021 12:53 PM

I am excited to see flood mitigation move forward. I think the proposal is wonderful as is, city staff have done a wonderful job.

Anonymous

1/13/2021 12:56 PM

We don't need any further expansion of the CU campus. Development of the site should be placed under a moratorium, at least until light rail to Denver can be built.

Anonymous

1/13/2021 01:00 PM

I oppose development of that land for many reasons, including flood protection, and traffic generation. "CU South" is a really bad idea.

Anonymous

1/13/2021 01:06 PM

life-saving flood mitigation

Anonymous

1/13/2021 01:06 PM

Maximize open space, minimize office/research, no net increase in vehicle traffic.

Anonymous

1/13/2021 01:10 PM

I'm excited about increasing housing, which can help reduce commutes and our contribution to climate change. I'm worried about limiting trail access. I'm most excited about a running track being added to this space. I think this would be necessary.

Anonymous

1/13/2021 01:13 PM

I am opposed to the development in its entirety. If it is developed, I wish for the minimum development possible. Lower heights, less housing, more trails and recreation.

Anonymous

1/13/2021 01:13 PM

I'm torn about it. I live where I do because of easy access to this large open space. I hate that we are destroying it, but recognize that its not pristine habitat. I also agree with the desire to build more housing for the area. When it happens I will move because I don't want to be next to the construction or campus facilities. I will likely move out of Boulder County altogether. I'll also be really sad that the savannah sparrows and bobolinks won't be in these fields anymore.

Anonymous

1/13/2021 01:16 PM

I want it to stay the same, but I know that isn't possible.

Anonymous

1/13/2021 01:22 PM

safety from floods downstream to residents

Anonymous

1/13/2021 01:28 PM

I am concerned about high density housing in that area, and removing the open space that is currently there

Anonymous

1/13/2021 01:32 PM

Very supportive of project as described

Anonymous

1/13/2021 01:32 PM

I am a civil engineer who worked on flood restoration in the front range. I support preserving open space for floodplains.

Anonymous

1/13/2021 01:42 PM

WHAT I SAID ABOVE -- CONDEMN THE PROPERTY, GIVE A CONSERVATION EASEMENT TO THE NATURE CONSERVANCY TO PREVENT A FUTURE COUNCIL FROM DEVELOPING IT, AND GIVE CU SOME LAND IN THE PLANNING RESERVE AS A BRIBE.

Anonymous

1/13/2021 02:03 PM

Support

Anonymous

1/13/2021 02:03 PM

My foremost concern is that this land be used in a way that mitigates and minimizes flood risks for Boulder residents. All other concerns should be secondary to that. Then, knowing that the existing Open Space already provides a recreational benefit to local residents, I am excited about options for preserving/improving the current uses (trails for running, biking, dog walking, cross country skiing). I'm also excited about the possibility of adding small businesses, such as markets and coffee shops, to this part of Boulder, since the surrounding neighborhoods currently lack access to such businesses/services. On a smaller note, I think the creation of a public running track would be a great benefit to the city.

Anonymous

1/13/2021 02:09 PM

I do not like the choice of housing there. I want it to be a place for wildlife and for people to enjoy nature. I do not want development

Anonymous

1/13/2021 02:17 PM

Nothing could induce me to support this annexation.

Anonymous

1/13/2021 02:21 PM

Only benefit is potential flood mitigation, but this could be achieved through other means. I definitely oppose this overall plan

Anonymous

1/13/2021 02:37 PM

I don't want williams Village towers, but six stories is ok.

Anonymous

1/13/2021 02:40 PM

"All-mode transportation Plan" is very broad, but key in providing accessibility. I understand it will be easier to interpret when CU's study report becomes available.

Anonymous

1/13/2021 02:46 PM

I believe building on this land is irresponsible, it is low lying, former swamp and a flood plain!

Anonymous

1/13/2021 02:54 PM

Potential for flooding, increased traffic

Anonymous

1/13/2021 02:55 PM

I'm very concerned about flood mitigation.

Anonymous

1/13/2021 03:02 PM

I support this for the most part. I support the residential aspect, the use of recreational/athletic facilities, a community gathering place for coffee, a bodega, etc. This could be a very cool place. I oppose the height limits as proposed. Let the university build a little higher so they get more space. It is along the highway and will not bother anyone. Not as tall as Williams Village or the Colorado Building, but a few stories higher so they can alleviate congestion on the main campus and you can move more students to the south. I also am concerned with the City having to maintain the additional 44 acres of open space. Let CU maintain that and just require them to make it more park land, an arboretum, or open fields for recreation. I think using it for academic departments or labs or anything like that would not be good. But moving student and faculty residences to the South would alleviate congestion in Boulder's town center. And I think having a daycare center would create huge traffic issues during rush hour everyday.

Anonymous

1/13/2021 03:04 PM

I was/am generally opposed to the annexation. Until last year I owned 4844 West Moorhead Circle- a single family home that abuts the proposed medium density designation for CU housing. This was the primary reason I decided to sell the property - after 15 years. I believe the land should remain what it is - as natural as possible. Once it's gone- it's gone.

Anonymous

1/13/2021 03:06 PM

The newly seated Regents should revisit the universities "requirements", particularly as related to flood control, and consider un-liking flood control and annexation. To do otherwise is basically to blackmail the city of Boulder to force annexation.

Anonymous

1/13/2021 03:23 PM

I have ALWAYS been opposed to this land being sold/exchanged to CU. I'll just leave it at that!

Anonymous

1/13/2021 03:32 PM

Protecting the wetlands and flood plains should be a high value. Also the recreational use of the property. Cleaning up some of the debris and signs of past development would also be valuable.

Anonymous

1/13/2021 03:51 PM

I'm excited for a significant contribution to a city-wide housing shortage, investments in regional/neighborhood transportation, and finally progressing on SBC flood mitigation. I'm that concerned political wrangling will reduce the intensity of use so much on the site that the annexation won't be worth it - we should be getting *a lot* of housing etc. from greenfield development if we're going to do it.

Anonymous

1/13/2021 04:19 PM

As we have seen in the past year of the pandemic neither CU nor students respect or benefit our community. Deaths were caused in our community and all were put at risk. CU should cease to grow. My neighborhood will become trapped by CU traffic and property values will likely decline as a result of this expansion. Students leave trash, have noisy parties and ignore local laws and regulations. The university takes no responsibility for this degradation of neighborhoods.

Anonymous

1/13/2021 04:38 PM

Improved flood mitigation is to be greatly encouraged. It is disappointing to see an area of open land I use regularly being built on, but I do accept it is necessary.

Anonymous

1/13/2021 05:26 PM

Concern about building in flood zone - flooding is serious concern.

Anonymous

1/13/2021 05:41 PM

Strongly support the annexation and feel the City should do all it can to have the University commit to housing uses and effective transportation options.

Anonymous

1/13/2021 05:56 PM

As a life long resident I recall when the area was a gravel extraction area. Those areas taken out of the flood plain by the "dike" are "wasted" space, not in "natural" condition nor fully reclaimed in an area where space is at a premium. Conscientious development seems a good idea as development is inevitable.

Anonymous

1/13/2021 06:03 PM

flood control

Anonymous

1/13/2021 06:14 PM

See previous comments re tennis courts.

Anonymous

1/13/2021 06:17 PM

generally opposed because of two items. The unknown cost to the city for infrastructure development and that the school WILL change their area master plan.

Anonymous

1/13/2021 06:36 PM

It's a bad plan. Expensive, cruel (to endangered species), incomplete, unnecessary. No no no

Anonymous

1/13/2021 06:46 PM

I support land being conceded to the city for flood mitigation. The sight is already a recreation destination so nothing is truly being gained in that respect. Residents already walk and bike there and use it as an unfenced dog park and an off-leash area so the net gain is zero. I oppose annexation because the city has little control of what CU ultimately builds on the sight and because we residents will incur a huge debt in the process of granting CU's annexation request.

Anonymous

1/13/2021 06:49 PM

I am opposed to this in its entirety. I think the city is cowering to the university and they are pulling a fast one. The university is not doing us any favors.

Anonymous

I am concerned about the increased traffic in the area and the preservation

1/13/2021 06:52 PM

trails/recreational use. I am also concerned about large unsightly buildings like at WillVill.

Anonymous

Generally support.

1/13/2021 06:58 PM

Anonymous

The annexation should not be allowed. Do a land trade, or an eminent domain acquisition of the land.

1/13/2021 07:16 PM

Anonymous

Until there are more firm plans instead of what if's I find this project is completely ridiculous in the way city council is pushing it.

1/13/2021 07:28 PM

Anonymous

I'd prefer it remains unchanged; it's great exactly the way it is. But the Frazier Meadows folks have become a powerful political force, so we'll likely annex. I think CU is playing fair, and stating the public will access the new facilities is terrific.

1/13/2021 07:57 PM

Anonymous

I oppose the annexation and the expansion of CU's footprint. CU continues to build large, unsustainable buildings—including the one on the creek path called the Sustainable something-or-other. CU should focus on being sustainable within its footprint and support actual green goals.

1/13/2021 08:27 PM

Anonymous

Completely opposed. Millions of \$ of dirt so taxpayers can pay the bill with a bribe on flood mitigation when we can use alternative 6, keep the stream in the stream for a much more agile and less invasive adaptation in flood mitigation with less impacts to OS and endangered species and less risk to flood plain residents and the main sewer treatment plant.

1/13/2021 08:57 PM

Anonymous

Generally oppose. The South Boulder Creek watershed in the proposed CU South plan is ecologically sensitive and host to endangered species like the pebble mouse and native prairie grasses. The impacts of placing 1100 more households in this small area will include increased air pollution, water pollution, transportation congestion, and a lowering of the quality of life of nearby residents.

1/13/2021 09:08 PM

Anonymous

The primary use of this parcel should be flood mitigation. Increases in traffic will impact all of south Boulder. Building height, noise and lights will severely impact neighboring properties. Stricter enforceable limits should be levied on CU to mitigate these impacts.

1/13/2021 09:16 PM

Anonymous

I am highly supportive of the annexation.

1/13/2021 10:04 PM

Anonymous

The city should not annex the land.

1/14/2021 06:20 AM

Elizabeth Black

Support flood safety and AFFORDABLE housing elements.

1/14/2021 06:22 AM

Anonymous

1/14/2021 06:44 AM

Giving an inch may allow for CU to take a mile. I think that the City of Boulder should restrict massive building on that site for housing as there is so much empty space to be repurposed in the city

Anonymous

1/14/2021 07:15 AM

Biggest hope is that a decent amount of publicly available open space is maintained.

Anonymous

1/14/2021 07:47 AM

This is a brilliant chance for the City to get some much-needed affordable housing, and at the same time flood remediation. Young CU faculty and other personnel are now living in Erie, Broomfield, Westminster and Lafayette, due to affordability, and clogging Highway 36 and other roads as they commute in. Many who cannot bike in from Broomfield or Erie would bike in from CU South! My only disappointment is that I wish it could be bigger and accommodate more housing.

Anonymous

1/14/2021 09:09 AM

I bought a home in the Tanra Lakes complex 3 years ago in large part because of the proximity to the open space. With that said, I understand that it would be selfish of me to oppose this direction since it has the potential to benefit others. I would hope that any development caters to the small community here as opposed to wider commercial ventures. Maintaining a certain level of wildness would be nice, as opposed to covering the entire space in concrete. This will surely negatively affect my home value which is a sacrifice I'm willing to make, but I do hope it can be done smartly and be a real benefit.

Anonymous

1/14/2021 09:25 AM

Generally oppose. I feel that the annex will allow for the worst possible option which is more residential building. If the annexation would lead to development of the land, i.e. gardens, better paths, dog parks and off lease areas, I would be in support but I feel that this is unlikely given the other propositions.

Anonymous

1/14/2021 09:31 AM

I support working with CU as a partner and including as much public amenities and access as possible. I oppose heights too high, too many roads, and seas of parking lots. I also oppose too little open space, trails, and access.

Anonymous

1/14/2021 09:38 AM

Opposed. Can't imagine any advantage to the City through development. Consider purchasing or offering land elsewhere in Boulder.

rjpautsch_5680

1/14/2021 10:05 AM

Public access, flood mitigation, traffic management

Anonymous

1/14/2021 10:18 AM

I support the project. It's time to do what's right and not bend to the vocal obstructionists.

Anonymous

1/14/2021 10:34 AM

My primary concern is that flood control be provided. The other elements are bonuses. Additional housing for university students and staff is seen by some as undesirable, but I think that it cannot be avoided-- it's needed, it will happen somewhere, and there is no point to taking a NIMBY attitude. Better

to provide it here, where the city will have some input and the structures will be orderly and attractive, with open space to boot.

Anonymous

1/14/2021 10:43 AM

We all know that you will do what you want, regardless of impact.

Anonymous

1/14/2021 10:47 AM

I oppose everything about CU South, except for the flood mitigation. It is a terrible place to build an additional CU Campus. South Boulder, at least on the west side of US 36, is already horribly beset by impacts from CU. Adding more misery to South Boulder residents is really unfair. Citizens aren't going to stand for it.

Anonymous

1/14/2021 11:31 AM

I have already commented above. Public safety should be the first and preeminent priority for the City. The City should do everything in its power to ensure that flood detention is adequate to protect adjacent downstream, existing developments and people from a 500-year flood in the South Boulder Creek basin. CU should be required to alter/ limit its plans for development of its proposed South Campus consistent with public safety. If it is not willing to do so, then the City annexation should not proceed.

Anonymous

1/14/2021 11:44 AM

Maintain the proposed height limit and don't let it get beyond. A lower height limit would be even better.

Anonymous

1/14/2021 11:47 AM

I am excited that CU wants to allow continued public access to this area and will be protecting the flood plain area. I have concerns over increased traffic and student housing in the area.

Anonymous

1/14/2021 11:56 AM

Oppose residential aspects, including student and affordable housing

Anonymous

1/14/2021 12:11 PM

Only, if there would be absolute assurance that our neighborhood is save from floods. So far, as I understand it, that is not the case, so I am strongly opposed to this annexation.

Anonymous

1/14/2021 12:16 PM

I have not studied the details of flood mitigation wrt alternatives on current open space, and cost of not mitigating and future risk. That said, I do wonder if Boulder is pushing to annex just to have more control of development, which I'm not sure is right.

Anonymous

1/14/2021 12:48 PM

I oppose the development of CU South.

Anonymous

1/14/2021 12:49 PM

I oppose filling in the floodplain to create developable land for CU. Climate change will make flooding worse and filling in the floodplain is a terrible idea that will make flooding conditions worse under all circumstances. Boulder would never consider such an action but for CU's insistence and unwillingness to cooperate as a true partner. CU bought a gravel mine in the floodplain. It is irresponsible to dump 360,000 truckload of fill onto the site, in the floodplain to satisfy CU. Boulder must find another approach by either condemning the land or offering a land swap. Filling in the floodplain so

| | |
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| | homes can be built on fill, in harms-way is a bad idea. Climate change is real. Floods will be more intense in the future. Filling in the floodplain to build is just plain dumb. |
| Anonymous 1/14/2021 01:14 PM | The City Council and staff have not exhibited the ability to negotiate well for the benefit of Boulder citizens and the environment, so my main concern is that they will kowtow once again to CU and corporate influence. Also, the flood mitigation plans are crude and unimaginative. Design of flood mitigation should be delegated to a firm with demonstrated outcomes in building flood mitigation that addresses biophilic concerns. |
| Anonymous 1/14/2021 01:20 PM | opposed to student housing of any year |
| Anonymous 1/14/2021 01:40 PM | I vehemently oppose this annexation/proposed development. All of it! |
| Anonymous 1/14/2021 01:43 PM | I do not support any aspects of the annexation plan. I believe it is in Boulder and CU's best interest to leave the land in its natural environmental state |
| Anonymous 1/14/2021 01:47 PM | flood protection for residents of the west valley. |
| Anonymous 1/14/2021 02:00 PM | the area seems underutilized from a recreational and practical/functional standpoint, though it also seems to be unmaintained so I think the a solid development plan is great for the area as there are lots of opportunities for improvement across the board. |
| Anonymous 1/14/2021 02:25 PM | Absolutely do this for flood mitigation and the safety of South Boulder. Another flood like 2013 could be unnecessarily tragic. |
| Anonymous 1/14/2021 02:25 PM | Positives--flood mitigation, possible increased access to recreation areas/facilities, much-needed university housing to decrease neighborhood impacts, possible increase of City open space, enhancement/restoration of degraded environmental areas. |
| Anonymous 1/14/2021 02:44 PM | Generally oppose I am worried about the wildlife. Are any steps being put in place to protect the wildlife (especially the birds)? |
| Anonymous 1/14/2021 03:04 PM | I am excited about getting Flood mitigation hopefully sooner than later |
| Anonymous 1/14/2021 03:34 PM | Increase in vehicle traffic in this area. Tantra Park area is already high density housing, high traffic, and limited parking. |
| Anonymous 1/14/2021 03:45 PM | I don't really support any part of the annexation. I believe the entire area should be left as open space. I think this project will take the University a long time & be completely disruptive to the surrounding areas. I do think some of |

Anonymous

1/14/2021 04:39 PM

the requirements that are being put in place will help but I do not think that CU has the communities' best interests in mind. They have profit in mind & they do not care about the damage they are causing to the environment nor the surrounding communities who will surely be affected by this development.

I'm generally supportable for the proposals that I marked in an earlier part of the questionnaire. A running track might not be a high priority, especially with an accessible trail network. Extra shops might be attractive to neighbors as well as students, but they could also be low priority.

Anonymous

1/14/2021 04:54 PM

In its current conception, I do not support it. It is a backwards looking plan based on what has been. Modern humans have not organized well in terms of sustainability, regenerativity, nor have we respected all the other beings we share Earth with. This current plan is no exception. It will be imperative to future think this on behalf of the next seven generations of all species. We can no longer afford to be a colonizing dominator species. Please search your souls on this.

Anonymous

1/14/2021 05:08 PM

I am excited to have flood mitigation at this site to protect Boulderites. I oppose any human occupied facility at this site as it is too flood prone. I do not believe the flood map incorporates enough terrain.

Anonymous

1/14/2021 05:48 PM

Flood Mitigation

Anonymous

1/14/2021 05:50 PM

Oppose. As-is is great open space with dirt trails. It's one of the reasons I bought the house I bought in 2004.

Anonymous

1/14/2021 05:52 PM

Please keep open, free access to the area, not the boulder open space restrictions.

Anonymous

1/14/2021 06:13 PM

I generally oppose any land development of this open space. ANY of it. I don't want to see buildings, and I enjoy being isolated out here abutting open space. I hate every part of this plan.

Anonymous

1/14/2021 07:36 PM

I'm excited about access to more recreational/outdoor activities, such as walking, hiking, and biking paths. Parks and dog parks would be nice, too. I have some concerns about any future building for student housing just because I wonder how it will impact the city and if they will be high-quality homes/townhomes or just a block of ugly apartments where people are sardined together.

Anonymous

1/15/2021 06:43 AM

Support flood mitigation, trails, walkways, bike paths, public access. Oppose accessory uses, oppose most development.

Anonymous

1/15/2021 06:51 AM

I am completely opposed to the whole project. The environmental impact far outweighs the benefit to CU Boulder.

Anonymous

Strongly, strongly oppose. We as a city should not be held hostage by the

1/15/2021 08:11 AM

university. This will dramatically impact south Boulder. Those folks in N Boulder, or the other side of 36 (east) may not see it as much. All the "benefits" presented here are already there - we lose, we don't win. Plus the university has said the city will pay for the backfilling, up to nearly 100 million. Plus the traffic and endangerment to local neighborhoods. Plus our city's main entrance will look like a college. Plus the decline in the last affordable places in town, which will only make real estate less equitable for all families. I see nothing good here, nothing at all.

Anonymous

1/15/2021 09:44 AM

Generally Oppose, pls see answers above. In addition, it would be very helpful if a development representative to come over to a resident's house to show the actual impact that would be happening to their property. This also could be done with computer simulation. Our house is elevated and the main view is in line with the proposed development. We have no idea how this is going to look once completed and if we have reason to move.

Anonymous

1/15/2021 10:35 AM

I'm not really supportive, but maintaining open space and enhancing outdoor use do increase my supportiveness. I'd really like to see buildings not be so tall and definitely not near the existing single family neighborhoods.

Anonymous

1/15/2021 11:02 AM

Please look into or utilize the plot of land in north Boulder. This open space is loved by all in the immediate area. To make a change this great will negatively impact it's current culture.

Anonymous

1/15/2021 11:31 AM

I generally oppose this annexation. I'm mostly opposed to the plan to build housing on this land.

Anonymous

1/15/2021 11:49 AM

I'm very excited about the prospect of continued public use of the area while also developing housing to alleviate the cost pressures many students AND faculty face when attending/working at CU.

Anonymous

1/15/2021 12:12 PM

I am against the whole idea of developing the land to begin with. Why can't the City/county/open space buy this beautiful parcel from CU?????????

Anonymous

1/15/2021 12:30 PM

Open space and trails excited about but not about the height of the taller buildings

Anonymous

1/15/2021 12:42 PM

I support the opportunity to address our dire housing shortage, even a bit. I would like to see a detailed transportation plan created by CU and the city, perhaps including making Moorhead a through street only for buses, pedestrians, and bikes.

Anonymous

1/15/2021 02:31 PM

Whatever it takes to leave the property as-is.

Anonymous

1/15/2021 05:55 PM

Prefer less building, in general

Anonymous

I do not support any development whatsoever. At best, some trails.

1/15/2021 07:47 PM

Anonymous

Keeping the height down and the access for trails to the community.

1/16/2021 06:08 AM

Anonymous

I support family housing for students and access for off-leash dog walking

1/16/2021 08:34 AM

Anonymous

Would prefer area be left as is.

1/16/2021 10:57 AM

Anonymous

I oppose the annexation. I am concerned about CU's use of the property and hopeful that they are slow to raise money to develop the site. I love CU, generally, just resentful of their overreach in this situation.

1/16/2021 02:26 PM

Anonymous

I support annexation

1/16/2021 02:57 PM

Anonymous

The tantra lakes housing complex is one of the only affordable housing units in Boulder. Developing near it will change rent prices, might force people out or increase the number of students in the apartments to make it more of a dorm-like environment, increase noise pollution and traffic and make living here either impossible or more expensive and unpleasant for tenants who have already been here for years.

1/16/2021 03:07 PM

Anonymous

I'm completely opposed to CU developing this land. Flood mitigation is warranted but CU does not need this and they just want to make money.

1/16/2021 03:31 PM

Anonymous

I am not in support of anything except allowing the city to use the land for flood management. I do not think they should be allowed to build anything in this area. It is very nice as it currently exists. Buildings should also be limited to 2 stories if you cannot stop them at all!

1/16/2021 03:57 PM

Anonymous

The streets/highways in this area are already at capacity and do not allow for more vehicles during rush hours and at other busy times. (e.g., I cannot get beyond the Table Mesa and Broadway intersection to go to any other part of town for meetings and appointments until 10am or after -- so adding more vehicles during this time will only degrade the lives of existing residents.) Therefore, I am OPPOSED to development of additional residential units that allow vehicles. If the requirement for residents at CU South is (1) NO automated vehicles allowed, and a metro-rail/skyway is used by all residents to access Will Vill, E. Campus or the CU-Boulder main campus (& the town), PLUS (2) ONLY minimum dark-sky lighting and quiet sounds (as currently exists in the neighboring residents) are allowed, and (3) dogs, cats, and other pets are NOT allowed to roam outside (because of high ecological the value of the nearby State Natural Area), then PERMANENTLY AFFORDABLE upper-class, graduate, and faculty residents could be allowed.

1/16/2021 09:25 PM

Anonymous

1/17/2021 12:50 AM

Support: open space for community use Oppose: sports events facilities

Anonymous

1/17/2021 07:14 AM

Oppose, please see previous comments, this should be Open Space, it is the gateway to the city.

Anonymous

1/17/2021 08:07 AM

Living nearby and using CU-South daily, I have anxieties over development there as it is one of the uncrowded off-leash walking areas available. However I realize that is not a sustainable plan for the area, and I do realize that development will in the long run bring more services to our corner of south Boulder and boost property values on Tantra if there's a better reason for rentals here with the new campus

Anonymous

1/17/2021 08:29 AM

I generally support building more housing for CU students/staff-- this will be helpful for alleviating some traffic since it will help decrease the numbers of people who have to commute from out of town. I'll be more supportive if there are limits to the number of parking spots created.

Anonymous

1/17/2021 08:35 AM

Unknown about what CU will really do with land and the impact of traffic on martin acres and table mesa, unknown cost for Boulder, unknown flood plan cost, ... CU could donate land for flood plan free and clear of annexation.

Anonymous

1/17/2021 08:41 AM

I will be happy to see more affordable housing for university affiliates as well as space for community that the nearby neighborhood residents can also benefit from.

Anonymous

1/17/2021 10:48 AM

As I have repeatedly said, I oppose any development on that area. Flood mitigation efforts must minimize impact to the area.

Anonymous

1/17/2021 11:04 AM

Overall I think it's a great idea. CU needs more housing and this is a good place for it

Anonymous

1/17/2021 11:16 AM

I have concerns about the space getting developed at all - it is so well used and such a wonderful part of the neighborhood.

Anonymous

1/17/2021 01:36 PM

I am concerned about losing the dirt paths currently used for all manner of activity. Especially I am concerned about having the off leash dog area replaced by a dog park. I realize that some trails will be lost due to development, I just hope several miles of existing trails can be maintained and/or new trails can be added. This area is highly valued by south Boulder residents.

Anonymous

1/17/2021 03:09 PM

I strongly support this effort. I'm affected by the flooding hazard so that is my top priority. But I'm also a former community development director and believe this could be a very special development for the city and CU.

Anonymous

1/17/2021 04:18 PM

I would prefer to see THOUGHTFUL development and use of the land. I can't tell whether annexation will increase or decrease the chances of this. Neither the city nor the university has shown itself to be wise in decisions like

| | |
|---------------------------------|--|
| | this. |
| Anonymous 1/17/2021 04:27 PM | Public transport options between CU South, the main campus and other parts of town in order to reduce car travel to/from CU south |
| Anonymous 1/17/2021 06:24 PM | STRONGLY OPPOSE. CU really gets to do whatever they want, whatever, whenever, where ever... Its ridiculous the constant so called growth. Enough is enough. No wonder no one can afford university. |
| Anonymous 1/17/2021 06:47 PM | completely oppose |
| Anonymous 1/18/2021 05:51 AM | The space as it is now is a flourishing community space used daily by thousands to enjoy Mother Nature and exercise ourselves and our dogs. It should be no surprise that I whole heartedly OPPOSE THIS ANNEXATION. This town needs more prairie and less apartment buildings. |
| Anonymous 1/18/2021 07:16 AM | The continued use of this area for recreation I am excited about and support. My concerns are around campus housing as much of the area around CU south is family oriented. However, the campus housing being for graduate students and older undergraduate students increases my level of support for this. |
| Anonymous 1/18/2021 08:24 AM | I do not support annexation. |
| Anonymous 1/18/2021 08:28 AM | Preservation of non-developed space close to town is what makes our city |
| Anonymous 1/18/2021 08:53 AM | Yes. If some kind of future checks were put in place such that public input and City review of future changes would always be a requirement even after annexation. |
| Anonymous 1/18/2021 09:11 AM | I do not support any development here. It is a gem of South Boulder. As a life-long resident here in Boulder, I've seen the University expand expand and expand. The skyline of Boulder is already dominated Education buildings. |
| Anonymous 1/18/2021 09:18 AM | Oppose any change that will increase flooding people's homes and jeopardizing their safety. |
| Anonymous 1/18/2021 09:46 AM | I support the University providing more housing for its students, faculty and staff. Also, flood mitigation in this area is long overdue! I'm concerned about the nearby single-family housing neighborhood being negatively impacted by traffic, parking and noise concerns. |
| Anonymous 1/18/2021 10:37 AM | The cost of bringing in fill-dirt should not be born by the citizens. My doubts about the city's flood mitigation plans are not answered or even addressed. I strongly oppose the current annexation plan! |
| mkduffy | The only exciting element of this proposed agreement is the acquisition of |

1/18/2021 11:43 AM

property for flood proton/mitigation. All other "community benefits" are baubles to entice proceeding with a really bad idea: a campus in a flood plain.

Anonymous

1/18/2021 12:08 PM

Generally oppose. Such a crappy questionnaire makes me think there's some back room dealing going on.

Anonymous

1/18/2021 12:47 PM

I am against the annexation. CU does not have a definitive building plan, nor a specific time frame. I do not trust vague plans. I would support the building of a dam to protect Balfour and surrounding housing. Boulder should be able to have that land for that purposed without annexation. As I mentioned before, building any housing or academic or other structures in a gravel pit is foolish.

Anonymous

1/18/2021 12:57 PM

My support would be premised on leaving this site as open lands.

Anonymous

1/18/2021 01:01 PM

A huge concern is traffic. Already there's too much traffic. Just crossing Table Mesa can take awhile for the light to change!

Anonymous

1/18/2021 01:38 PM

Flood control, protecting endangered species - support. True affordable housing, not CU rate. Control building hight and location.

Anonymous

1/18/2021 02:25 PM

I am most excited about the potential for this site to create amenities that will be within walking distance of my home. I am concerned about the restrictions the city is imposing on housing construction on the site. They should be making the most of this opportunity to create higher density housing in a walkable community, not slapping on regulations to intentionally reduce the amount of new housing that will be built. The city does not seem to fully grasp the community's desperate need for more housing.

Anonymous

1/18/2021 02:29 PM

I am concerned about losing a beloved open space area, particularly the area with large trees toward the southeast side. I am also nervous about traffic impacts in that Table Mesa-Foothills-36 intersection area, which is already very busy. Seeing more details about preservation of a large area of open space on the property, as well as plans for development that would not result in a large traffic increase, would make me feel more supportive.

Anonymous

1/18/2021 03:44 PM

Generally support. Flood mitigation is extremely important to do quickly.

Anonymous

1/18/2021 04:04 PM

Generally oppose

Anonymous

1/18/2021 04:33 PM

I think the concepts proposed are good, but it needs to be a real community that all of Boulder can enjoy and not just a bland collection of student housing.

Anonymous

CU must present plans before annexation. There is no rush to annex. How

1/18/2021 04:54 PM

much does city pay for after annexation - snow removal, waste water facilities, building roads to access the area. There should be no financial burden on boulder taxpayers to benefit CU. Boulder should not pay to develop the land for CU. FLOOD MITIGATION is the absolute most important thing. If we do not control flooding enough, then taxpayers have to pay to fix problems throughout boulder. As well as fix problems in the CU development area. History says that this will happen if we do not prioritize for preventing floods. More support for open space - the land was for open space and CU bought it with that knowledge. We should not bend to them changing its use.

Anonymous

Support!

1/18/2021 05:01 PM

Anonymous

I support none of this. The research has not been done to explain the impacts on: endangered species, traffic, climate change, water, power, the peace and quiet of a neighborhood, height impacts, environmental impacts. You have also yet to address how the city is to pay for the over 25 MILLION dollars CU wants for the area. It is not free, if they are requesting money for backfill etc, the land is not free.

1/18/2021 05:09 PM

Anonymous

Generally support

1/18/2021 06:00 PM

Anonymous

I fully support developing Cu South. People who oppose this are selfishly interested in keeping this as an off leash dog park, which is just not as important as providing new housing and flood mitigation. Be strong!!

1/18/2021 06:59 PM

Anonymous

OPPOSE!!! This is a completely disingenuous questionnaire that is leading people to answer with a positive response. Of course we want open space and recreational access, but not at the expense of massive amounts of traffic congestion, limited access to this area and a 30 million + bill for the citizens of Boulder to foot for putting in flood mitigation. I am pretty disgusted with how the city of Boulder, who is supposed to be working for its citizens, NOT CU, is handling this!

1/18/2021 07:46 PM

Anonymous

Fully support the annexation of CU South.

1/18/2021 08:03 PM

Anonymous

I support annexation if we get the recreation, through access and flood mitigation. I do not support the conditions on future development as we do not know what the future will bring and should not excessively complicate it. I believe the value of the proposed land donations far exceeds the value of the conditions.

1/18/2021 08:42 PM

Anonymous

I am concerned that the current proposed flood mitigation is insufficient.

1/18/2021 08:53 PM

Anonymous

I oppose the annexation without more detailed planning from CU, including building plans and transportation planning. In order to move forward quickly

1/18/2021 09:11 PM

with flood mitigation, which is so very important!, I propose that the City seriously consider condemning the CU land needed for the flood mitigation. Then the city would be in a much better position to negotiate with CU about specifics for the rest of the property. Alternatively, after condemnation, perhaps CU would be more open to the northern Planning reserve area for its development??

Anonymous

1/18/2021 09:13 PM

Excited about: HOUSING!!!

Anonymous

1/18/2021 09:19 PM

support flood mitigation

Anonymous

1/18/2021 09:31 PM

Making Boulder more affordable is crucial. Our tax base is eroding because families, including those affiliated with CU are moving to L-towns. This would help!

Anonymous

1/18/2021 09:36 PM

Extremely against this kind of irresponsible grow.

Anonymous

1/19/2021 08:35 AM

Generally neutral. However, the historic progress towards development at this property seems underhanded and insincere. The city should not annex the property.

Anonymous

1/19/2021 09:31 AM

Support. While adding 1000 units of housing to my neighborhood is a lot, it has the potential to positively impact housing availability in Boulder in a positive way. Having public access and facilities helps to offset any negative impacts.

Anonymous

1/19/2021 09:58 AM

Great that the university is trying to do something about housing supply and therefore housing costs in the city.

Anonymous

1/19/2021 10:15 AM

I generally oppose as this area is too crowded as is and will do environmental damage. There are other options within Boulder that make more sense for this type of project.

Anonymous

1/19/2021 10:33 AM

I am "excited" about none of the elements related to annexation, as these hypothetical elements are meaningless. Again, CU will have carte blanche to do whatever it wants once the City annexes the property and provides (at our cost) services to the property. DO NOT ANNEX SOUTH CAMPUS UNTIL CU PROPOSES A FIRM PLAN! And don't let CU blackmail the City with flood control measures.

Anonymous

1/19/2021 10:56 AM

I generally oppose the current proposal because the flood mitigation is not sufficiently robust to reduce flooding in the Frasier Meadows area and on US Highway 36.

Anonymous

1/19/2021 11:00 AM

leave it alone

james martin
1/19/2021 11:10 AM

I am completely opposed to the plan for the south property. I would be supportive if it was at another location.

Anonymous
1/19/2021 11:49 AM

Not excited about any of it, concerned about traffic and building up the area...

Anonymous
1/19/2021 11:59 AM

Concerned that this nature area will be turned into shops and apartments.

Anonymous
1/19/2021 12:04 PM

Do not support annexation at all due to wildlife habitat. All the windows in these apartments will kill so many birds in that area. Chemicals used in the homes/buildings will filter down into what will be left for wildlife. Why move all the kids so far from campus when they already dislike the Williams Village area? Not one freshman ever wants to live there...They don't care if they can take a bike path. They want to be on campus, or near campus, not over at CU South.

Anonymous
1/19/2021 12:14 PM

Generally oppose--CU has no money to pay for this, and is over built elsewhere.

Anonymous
1/19/2021 12:44 PM

I oppose the development of the annexation for any purpose other than conservation efforts.

Anonymous
1/19/2021 12:45 PM

The data in the CH2MHILL plan seems to be ignored, please list publicly, which option is being used.

Anonymous
1/19/2021 12:53 PM

I oppose the whole project. There are no meaningful limits on the type and amount of housing nor are there any meaningful studies on the impact to adjoining neighborhoods.

Anonymous
1/19/2021 01:05 PM

I oppose adding housing to CU South. The increase in human traffic in the area.

Anonymous
1/19/2021 01:09 PM

Completely oppose development of this area. 55ft. Building's would be such an eyesore in this area. I grew up in Boulder and it is being wrecked by shitty commercial development at the moment. Preserve the nature!

Anonymous
1/19/2021 01:23 PM

Bird habitat being cleared is a big concern.

Anonymous
1/19/2021 01:23 PM

I like that Boulder will get a voice in what does and doesn't go there. I like that there will be public use spaces. I like that it addresses flood plan and transportation. I generally support

Anonymous
1/19/2021 01:24 PM

I do NOT support any of the annexation!!!!!! I oppose ALL of the proposed annexation and changes to the area!!!!!!!!!!!!!!@

Anonymous

I do not support this at all. This is a habitat for the endangered Ute Ladies

1/19/2021 01:27 PM

Tresses, which cannot be transplanted.

Anonymous

1/19/2021 01:39 PM

CU as usual is empire building. After COVID will there be the same % of students on a Campus, or will distance learning be in vogue. Where is the need for a new campus?

Anonymous

1/19/2021 01:47 PM

I am definitely NOT excited about any of the elements because of the impact to traffic they pose to nearby transportation both during and after development

Anonymous

1/19/2021 01:53 PM

I would decrease the amount of land that CU has been forced to turn over to the City (as a bargaining chip). The benefit of more development for education outweighs the Coty plans for more parks.

Anonymous

1/19/2021 01:58 PM

Only community gardens fit the area. All of the other proposed construction must be specifically approved prior to annexation - and if that can't be done, then put in the annexation agreement a binding requirement for city approval of any post-annexation development. There is simply no room for increased traffic. Are you aware of the 30X30 movement, to protect 30% of land from development by 2030?

Anonymous

1/19/2021 02:05 PM

CU wants to make money, so CU will do whatever it wants while paying lip service to the neighboring community. I oppose development of this land.

Anonymous

1/19/2021 02:20 PM

Generally oppose. Actually, greatly oppose. I would be more inclined to support this if you removed all housing and just had buildings for classes and staff AND there was no on-site parking (use buses from main campus).

Anonymous

1/19/2021 02:54 PM

I do not support the development - it is expensive and shortsighted and will serve to devalue Boulder on the whole. What is the opposition to developing in North Boulder, where community resources already exist and traffic could be more effectively mitigated?

Anonymous

1/19/2021 03:12 PM

I'm most excited about flood mitigation and potential wetlands habitat restoration. Very excited about having new neighbors - CU faculty and staff - joining us in South Boulder and I look forward to seeing my neighborhood bloom as a result. It feels important to me that the public retain access to the site for walking, cycling, etc.

ndkelley

1/19/2021 03:23 PM

Major concern is the traffic impact on Table Mesa Drive that is already becoming overloaded. Also concerned that CU residents and any instruction activities will use nearby neighborhood for parking as CU South may limit such.

Anonymous

1/19/2021 03:29 PM

Increased traffic/visual impact on entry to the city

Anonymous

1/19/2021 03:39 PM

Concerns about so much housing in one remote area. Concern about floods. More housing will generate more sewage which goes into basements in floods.

| | |
|---------------------------------|--|
| Anonymous 1/19/2021 04:05 PM | I am exciting that someone will be taking care of this incredible piece of land. My biggest concern is the construction of housing I will support it more if CU will build more green space, take care of wild life areas and no buildings nor constructions in closed proximity to the houses near CU property |
| Anonymous 1/19/2021 05:00 PM | I strongly support all efforts toward flood mitigation. My South Boulder neighborhood needs flood protection now! |
| Anonymous 1/19/2021 05:01 PM | Support!! |
| Anonymous 1/19/2021 05:29 PM | Oppose it. |
| Anonymous 1/19/2021 05:50 PM | I welcome more housing for Boulder. I have concerns about density and traffic. The public access is a key item keeping me in support of the plan. |
| Anonymous 1/19/2021 06:37 PM | Traffic is a huge concern, building on a flood plain is a big concern, destroying the natural habitat is a huge concern, millions of dollars in taxes is a huge concern. |
| Anonymous 1/19/2021 07:19 PM | There is nothing here that I can support. It is capitulation of the City to CU. It would be inordinately expensive to the City and its residents. What changes are needed: removal of construction of high-density residences, removal of all research facilities, removal of all school "teaching facilities" including daycare, primary school, secondary school and university. Removal of all vehicular traffic to the area. |
| Anonymous 1/19/2021 07:41 PM | I do not want crowds of people, traffic and cars cutting through the neighborhood. I love recreating there already. |
| Anonymous 1/19/2021 08:12 PM | The area was supposed to be entirely open space but CU bought the property out from under the Open space department of Boulder. Given the potential for flooding, the proposed flood control structure, and the high ground water table in the area it doesn't make sense to develop the land as planned. If this goes through it must be made very clear that CU will be responsible for all flood damages to infrastructure if a larger than anticipated flood occurs. |
| Anonymous 1/19/2021 08:36 PM | Far too much development for this area. You have created this questionnaire with a bias towards approving the annexation. I completely disagree with your approach and with the plan for development. |
| Anonymous 1/19/2021 11:22 PM | Concerns about impact to existing low-density neighborhood and University's ability to skirt development rules. |
| Anonymous 1/19/2021 11:56 PM | What would increase my level of support would be reconsidering and deciding not to build there. |

Anonymous

1/20/2021 12:28 AM

I want to keep it as an open space--accessible to all .

Anonymous

1/20/2021 05:57 AM

It would be nice to see housing developments located in lower areas and areas closer to 36 and keep the higher areas (near the old neighborhood on the west side) as trails and fun hills as challenges for recreational activities. Ride ups, run ups, ski routes, etc.

Anonymous

1/20/2021 08:11 AM

Generally support as long as view of foothills is not impaired.

George Craft

1/20/2021 08:26 AM

Support solving some problems like flood mitigation. Support having a plan for the area instead of uncertainty.

Anonymous

1/20/2021 09:43 AM

Cu should keep student residences nearer to campus utilizing the baseline zero property or the area near the presidents house.

Anonymous

1/20/2021 11:26 AM

secured designated recreational areas for the public and no development for 500 yr floodplane

Anonymous

1/20/2021 11:49 AM

I am excited for the opportunity to increase the housing available to residents

Anonymous

1/20/2021 12:12 PM

I am not excited about any elements of the annexation. If you had to press me, it would be nice to have more coffee and other shops near the Tibet Kitchen restaurant (that would be near the proposed area). Other than that, this annexation is terrifying and I wish the city would just buy the property from the university. There isn't much you can do other than limit the uses to small sports venue and other things that severely limit the amount of people and structures that are being proposed. I am worried you are going to pave over our beautiful open space, block our flatiron views, and cause terrible traffic in the area.

Anonymous

1/20/2021 12:16 PM

I generally oppose the development, it doesn't really provide any benefit to anyone nearby. There is already recreation there which will be severely impacted by this development, everything else simply increases congestion on the road and the paths, and lowers property values for everyone nearby.

Anonymous

1/20/2021 12:17 PM

No to annexation.

Anonymous

1/20/2021 01:11 PM

I strongly oppose the CU South Annexation along with this biased questionnaire. I am incredibly disappointed in the level of disinterest in honest public opinion regarding the annexation. I feel I can no longer trust the people involved in attempting to approve this project without public consent.

Anonymous

1/20/2021 01:56 PM

I have written extensively above on my concerns. I would increase my level of support only if a land swap for a less environmentally impacted site were

| | |
|---------------------------------|---|
| | the deal the City of Boulder makes with CU. |
| Anonymous 1/20/2021 02:00 PM | see previous comment. A land swap or a site plan could increase my level of support, depending on what is in the site plan. |
| Anonymous 1/20/2021 02:27 PM | I am against developing the CU south property |
| Anonymous 1/20/2021 02:39 PM | Opportunity to build sustainable and affordable housing while also mitigating flood risk and maintaining significant open space. |
| Anonymous 1/20/2021 03:38 PM | I am opposed. I did not choose to live close to CU student housing; I don't want it popping up next to me. |
| Anonymous 1/20/2021 03:50 PM | Eventually we need to see what this looks like. So it's getting close to the time when the university does a few designs. |
| Anonymous 1/20/2021 04:03 PM | Generally oppose due to the increased traffic of the area. |
| Anonymous 1/20/2021 04:44 PM | Noise & traffic are main concerns |
| Anonymous 1/20/2021 04:45 PM | I would generally support annexation, but I think it is critical that any buildings constructed should be limited in size and scope, with an eye towards preserving the beautiful views of our City as one approaches down Davidson Mesa!!! |
| Anonymous 1/20/2021 05:16 PM | I am concerned about increased traffic through our neighborhood (Tantra), as well as increased population, crime, etc. I am also concerned about loss of open space, with its natural and recreation value. I recognize that increased population in the area, with an emphasis on faculty and grad students, may help with the current trend toward transients and crime in this area. |
| Anonymous 1/20/2021 06:29 PM | I'm a home owner who lives very close to CU South. I currently support development of the area assuming that amenities that serve local residents are included (restaurants, coffee shops, open space, bike park). A progressive transportation plan that prioritizes bike/ped/transit over SOVs is absolutely critical. If CU South proceeds without a transportation plan that includes these improvements I will come out strongly in opposition. This is a great opportunity for the City to leverage this development to improve transportation facilities in S. Boulder. This part of town is routinely neglected by Council and the Trans Dept because we're perceived as "low income" or a "student rentals" area. City needs to step up and think about CU South as an opportunity to improve the whole of the S. Boulder transportation network to de-emphasize SOV transportation. |
| Anonymous | I am against development overall but we have to do it with respect and short |

1/20/2021 07:37 PM

buildings.

Anonymous

1/20/2021 10:20 PM

I support the City to annex the land, so that the City stays true to its green and environmentally friendly beliefs. Open space.

Anonymous

1/20/2021 10:46 PM

I'm excited about finally having development there such as Housing, Open Space and Trails, Dog Parks . I am concerned the city will have say and it will delay things. I would like the proposal to consider additional parking with this project.

Anonymous

1/21/2021 06:38 AM

I am for the most part onboard, just do not want to see the University skirt its obligation to provide affordable housing for staff

Anonymous

1/21/2021 06:40 AM

I oppose any build out of CU South

Anonymous

1/21/2021 07:02 AM

I opposed the building of residential buildings foremost. I oppose the building of businesses or offices as well. I support taking care of and improving what already exists.

Anonymous

1/21/2021 07:34 AM

I have major concerns about any development and the impacts to traffic, crowding and the fact that it does not fit at all with the area. The survey question are so loaded and you didn't listen to feedback on the questions such that your intentions are no longer pure. I have major concerns that annexation and zoning changes are even being considered. Sometimes you get exactly what you buy.

Anonymous

1/21/2021 08:33 AM

STRONGLY OPPOSE WITH EVERY FIBER OF MY BEING. CU South should be converted to a formal off-leash park. It's working great as it is and is a haven for dog owners who like to allow their dogs to run.

Anonymous

1/21/2021 09:22 AM

I support as much density as possible for housing and am opposed to proposals that limit or reduce housing density.

Anonymous

1/21/2021 10:08 AM

Allows the university to develop residential capacity for staff and faculty. This is continually a significant concern for faculty and staff that impacts the ability for CU to attract and retain top talent.

Anonymous

1/21/2021 10:15 AM

Again, I oppose adding buildings. I support maintaining open space and flood mitigation.

Anonymous

1/21/2021 10:20 AM

OPPOSE. Sell city parcel needed to mitigate flooding. Or Eminent domain it

Anonymous

1/21/2021 12:02 PM

okay with elements as proposed

Anonymous

I support allowing the university to use its land, just no big parking lots

1/21/2021 12:53 PM

Anonymous

Just don't do it!

1/21/2021 01:33 PM

Anonymous

This cite should not be developed. There is no urban planning or reason to develop a gravel pit floodway. Boulder City council can simply refuse the annexation and sustain the future of our city. We gain nothing and loose everything.

1/21/2021 02:00 PM

Anonymous

I support the plan and have no concerns other than the various entrances to the property and not creating traffic-jams on Table Mesa. The current morning traffic on Table Mesa when Fairview is in session is very busy.

1/21/2021 02:01 PM

Anonymous

LEAVE ALL WATER FOR HUMANS AND DOGS ALONE AND GET THIS STRAIGHT, I HAVE NO PLANS TO CHANGE MY MIND, YOUR MEETINGS ARE ONLY FOR GAMES ANS SHOW AND TELL HELPFUL CAUSE YOU JUST PUSH THROUGH ANY AGENDA THAT DOESNT GET OPPOSED,,FOLS ARE TIRED OF SAYING THAT NO DEV IS GOOD DEVELOPMENT, TOOOO MAY RULES ALREADY

1/21/2021 02:21 PM

Anonymous

I am excited about additional housing and having pricing guarantees about housing, as well as a good transport to campus would increase support. Additionally, I would have more support if there were 'wild' open spaces left for recreational use.

1/21/2021 02:45 PM

Anonymous

Oppose - this is going to cause increased flooding in the neighborhoods south and east of the area. Not

1/21/2021 02:46 PM

Anonymous

The University should be unconstrained by the prevailing NIMBYism of Boulder, generally. Housing prices are outrageous precisely due to this excessive regulation, and attempting to impose it on the University should result in the University disregarding the unreasonable demands of the city.

1/21/2021 02:48 PM

Anonymous

I support the increased housing and facilities for the university's needs; I'm excited about the possibility of a really beautiful example of a car-free community; I'm concerned that if the current model / zoning of the city is used, there will be too many cars, which take up space, pollute, and fracture the community (and which, ironically, make my neighbors who currently drive their cars everywhere very angry).

1/21/2021 02:49 PM

Anonymous

I support students having more spaces to live, and understand that the university is large, but I am very nervous about obstructions to the community, the issues of pollution related to driving back and forth from south campus to main campus, and the loss of more natural land. I would support this proposal more if there was more information and analysis about the ecological impact of any developments planned, and I will fight against it tooth and nail if you try to build hideous skyscrapers.

1/21/2021 02:55 PM

Anonymous

Glad to see housing high on the priority list--it's a big deal right now. I hope

1/21/2021 03:17 PM

there are plans to keep the housing developed affordable for the intended populations. It would be pretty depressing if the staff and faculty housing went exclusively to those who have generous salaries. Many of us have to live with long commutes because we can't afford to live anywhere near campus.

Anonymous

Flood mitigation primary concern

1/21/2021 03:21 PM

Anonymous

i am super sad to see this area built up. in my dream world, there would be no buildings there at all, only paths and parks.

1/21/2021 03:28 PM

Anonymous

I am both a resident nearby and a CU employee and am strongly supportive of developing CU South, particularly for additional housing to support graduate students, employees, and faculty. It is of great community need as housing for these populations is challenging, especially when moving from out-of-state. It will help to attract and retain outstanding members of the Boulder and CU community. I commend CU for working with the city on this development, but as mentioned in one of the questions, as a state-entity, it is not necessary. I would like to see this development project proceed in the near future.

1/21/2021 03:34 PM

Anonymous

I support the idea of having limitations on what can and can't be built, however I oppose most of the development of that area on the grounds that it is disruptive to the unintended nature preserve that now occupies that land. Furthermore, the threat to the area's dog amenities is also very concerning to me as a boulder county dog owner and user of that land. I do agree that safety facilities that do not take up significant acreage, would generally be useful, but I do believe the space, if annexed, should add directly to Boulder Open Space and Mountain Parks.

1/21/2021 03:34 PM

Anonymous

I really want to see CU South provide permanent, affordable housing for CU faculty/staff (we're not all tenured professors earning six figures). I could not have afforded to live in Boulder if it weren't for Graduate & Family housing. The 2-year limit kicked me out of my housing in the middle of a pandemic and that was frankly traumatic.

1/21/2021 03:39 PM

Anonymous

The land should be used for dense housing development up to 8 stories where possible. There should be coffee shops and restaurants for residents to use. Multi-modal transit is critical.

1/21/2021 03:39 PM

Anonymous

Cripes, just read what I already wrote. Leave the property alone!!!!

1/21/2021 03:46 PM

Anonymous

I generally support all of it. As both an employee of CU Boulder and a resident of Boulder I know both the average pay at CU and the cost of living in Boulder. I think this annexation would greatly alleviate some of Boulder's housing needs while still maintaining open space. The traffic impact is definitely a concern though.

1/21/2021 03:50 PM

Anonymous

1/21/2021 03:51 PM

I generally support but have concerns about the height of housing proposed. Four to five stories is far too high for this area and two-level housing should be considered instead. You won't pack as many residents in, but it would be a far nicer place to live.

Anonymous

1/21/2021 04:10 PM

I am in support of the annexation. I grew up in Boulder and I work for CU Boulder so I can understand both sides of the deliberations. I think that the plan does a good job of providing useful resources for CU without negatively impacting the city and the beloved

Anonymous

1/21/2021 04:19 PM

Very excited about the potential to add affordable housing options for upper grads/grad students/faculty/staff. Very excited that the proposal includes a large level of continued public access for open space trails and recreation. Very excited that the University is willing to have the development fit in with existing uses and provide sustainable travel options and limit transportation impacts.

Anonymous

1/21/2021 04:20 PM

housing is very important as are recreational fields.

Anonymous

1/21/2021 04:23 PM

I generally oppose this new development

Anonymous

1/21/2021 05:48 PM

I oppose it due to Boulder getting too crowded.

Anonymous

1/21/2021 06:49 PM

It was clear when I moved here that the land belonged to the university and was intended for development. I hope it is used to benefit the university. I appreciate any public access for walking or biking, but I certainly wouldn't demand it.

Anonymous

1/21/2021 07:24 PM

I hope that more residences are built as affordable housing in Boulder is really tough to find.

Anonymous

1/21/2021 07:27 PM

Please see prior comments. Protection of precious wetlands and open space is of utmost importance.

Anonymous

1/21/2021 07:35 PM

I am not excited about any element of the annexation application. I do not want the City to agree to annexation so there is nothing that would increase my level of support.

Anonymous

1/21/2021 08:25 PM

Strongly support. CU needs housing.

Anonymous

1/21/2021 10:00 PM

We do need flood mitigation. Please no additional development. I would be happy to see the city trade prime land elsewhere to keep this as open space. Traffic on Table Mesa between 36 and Broadway is already at a tipping point. Table Mesa cannot be widened without eminent domain and removing homes.

Anonymous

1/22/2021 04:28 AM

Most excited about the housing elements, but it will be important to preserve public running/hiking trails and a new disc golf course would be a welcome addition.

Anonymous

1/22/2021 06:49 AM

I am concerned hugely about the precedent that it will set. Although I understand this is a different scenario than annexing open space, that is the appearance that it gives to the public. Our neighboring counties are more liberally annexing open space to fit housing needs into the fabric of the city. I do not want to see Boulder follow that precedent.

Anonymous

1/22/2021 07:24 AM

Just leave the area alone

Anonymous

1/22/2021 07:53 AM

The entire survey is flawed, with general questions being asked, however it is specifically about the CU south property. It seems like the survey is designed towards a specific outcome (gaining support for annexation) rather than learning the pure truth of what the community wants. Annexing 3/4 of the land is a disaster to the community, causing unknown changes to south Boulder and Boulder at large. Don't be hostage to CU over flood mitigation needs. Donating land for flood mitigation should not be linked to annexation. Terrible plan. If you want to know what the community wants, then redo the survey.

Anonymous

1/22/2021 08:32 AM

I am not excited about any elements of the annexation. I have concerns about the development of the gem of South Boulder. I would support an agreement to not develop the land any further.

Anonymous

1/22/2021 09:12 AM

Oppose annexation.

Anonymous

1/22/2021 09:57 AM

Really enjoy the accessible open space now and will be a shame to lose it. Concerned about even 4-5 story buildings being interruptive in height.

Anonymous

1/22/2021 10:57 AM

limiting the height of building is very important and building away from a flood zone.

Anonymous

1/22/2021 11:05 AM

Sure, you own it, but also my taxes support the school. This is all a cover just to make the school bigger. Housing and building there will be a mess to traffic, ecology and the flavor of the area. It is not manageable. I cannot and will not support this.

Anonymous

1/22/2021 11:11 AM

Boulder needs to build more houses in order to support the increased population. I think this land is going to help to increase the amount of housing.

Anonymous

1/22/2021 11:20 AM

It is high time that something be done on this site. It seems like the University has bent over backwards to accommodate concerns. Let them build.

Anonymous

Do not support cu taking control of site for their uses

1/22/2021 11:20 AM

Anonymous

Generally support.

1/22/2021 11:31 AM

Anonymous

Boulder cannot accommodate more people so anything that contributes to population growth (I.e., housing or commercial uses) is a very bad idea.

1/22/2021 11:40 AM

Anonymous

Generally support the annexation to the city. The University will need the extra space as it continues to be a major research and educational facility. In most construction and amenities improvements of CU have complimented the city and the general area of Boulder.

1/22/2021 11:51 AM

Anonymous

I'm excited CU will give the city the flood area to improve Boulder flood ways

1/22/2021 12:17 PM

Anonymous

As a data scientist it is clear this is a biased questionnaire and not an effective means of gauging public support for or against this project. These survey results should not be used in any materials presented to the city or public.

1/22/2021 12:42 PM

Anonymous

There is nothing that would increase my level of support. This property should remain open space and not be fragmented

1/22/2021 12:43 PM

Anonymous

Yay more university housing! Yay more active recreation opportunities! Ya flood mitigation. Boooo no access out the south side to South Broadway. That needs to happen if only for safety. Having only 1 access point in and out of a neighborhood is dangerous.

1/22/2021 12:45 PM

Anonymous

Honestly? I think the whole thing stinks and I'm really bummed out. Build a wall at 36 to stop the water that's not going to come.

1/22/2021 01:08 PM

Anonymous

I support it -- seems like some good things are being considered with nice additions to the community being prioritized

1/22/2021 01:21 PM

Anonymous

Too much influence over the housing market.

1/22/2021 01:37 PM

Anonymous

I strongly support the development of the property as proposed. Housing is huge need and we should all encourage the development of affordable housing for people associated with the university as the university is a major player in Boulder's economy and any reduction in the need for long commutes by people working and studying in Boulder is beneficial for us all. I am also pleased with the preservation of public access for recreation.

1/22/2021 02:24 PM

Anonymous

I'm excited about the possibility of more affordable housing in Boulder (that should be a requirement for the residential use of this space) as well as an additional grocery store as these can become very crowded in the city.

1/22/2021 02:42 PM

Anonymous

1/22/2021 02:58 PM

I oppose any disturbance to the land, water, and vegetation at this location.

Anonymous

1/22/2021 03:11 PM

I support the flood mitigation piece and the building of sports fields, practice fields but not the construction of housing. Do we really need more housing? Especially since COVID.

Anonymous

1/22/2021 05:33 PM

Support and excited about a primarily residential use.

Anonymous

1/22/2021 06:02 PM

support recreation, open space, bike trails opposed to major projects, constructions, additional traffic, negative environmental impact

Anonymous

1/22/2021 06:59 PM

Very much support as is. This process has been a long time coming! It has been thoughtful and well studied. It provides many community benefits for those of us adjacent to CU South and those across the city (and those who aren't yet in the city because they work or study at CU and can't afford to live here). My main concern about the annexation process is that it gets delayed or even destroyed by the same folks who have been against any progress on this land for 20+ years. We need to move forward. This is a sound plan for moving forward. Folks will adjust.

Anonymous

1/22/2021 08:34 PM

I am wholeheartedly in support of this project. The flood mitigation project is long overdue, and lives and property are at stake. CU has been more than willing to work with the City to facilitate use of the property for flood mitigation purposes, which is by far the City's best option. In exchange, CU is willing to allow open space and plans to develop residential, which is sorely needed in our housing crisis. This plan won't get any better than this.

Anonymous

1/23/2021 03:25 AM

Use this land for CU members' well being

Anonymous

1/23/2021 05:49 AM

Concerns: more congestion, more traffic, loss of open space

Anonymous

1/23/2021 07:44 AM

I strongly oppose large scale development on this property. The development they are planning is unreasonable. It should maintain an openspace buffer and offer amenities that won't overwhelm that part of town. Tennis courts, running tracks, soccer fields, etc. Could all be a good use of this property.

Anonymous

1/23/2021 08:08 AM

large scale development would be an eyesore at the entrance of boulder and traffic would be unable to be controlled or mitigated with traffic plans. Smaller scale development and community and university benefits should be focused on. including OpenSpace, rec fields, smaller sports venue

Anonymous

1/23/2021 08:09 AM

Support strongly. Boulder has a shortage of housing and this is a way to provide that. I'm most concerned that this development will have relatively low density and thus not adequately address the housing shortage. Including commercial and transit options (CU-run bus like for Williams Village?) will

Anonymous

1/23/2021 09:40 AM

reduce negative impacts on the surrounding area.

I generally support this. Boulder can't stay frozen in the past. CU can be a bad landlord, but I think there are enough protections here. I do object to the 55 foot height restriction as being too generous. Drop it by a floor and you will get a much better "feel" to the development. I support more residential space in SoBo, but it must be done in a way that supports local businesses. So, having only limited and community-accessible food/coffeeshop/convenience store service is essential.

Anonymous

1/23/2021 10:29 AM

Keeping traffic and noise to a minimum, visually appealing, and limited density.

Anonymous

1/23/2021 10:34 AM

I am very excited to gain more housing, especially if it is affordable, options in the city. A bus line between CU South and main campus, as exists between Williams Village and campus, is mandatory. My fear is the impact on the traffic already existing on Table Mesa and whether a connection would be made from CU South to the Tantra Park neighborhood which would increase traffic in an area with housing only and no services.

Anonymous

1/23/2021 11:29 AM

There is nothing that will change my mind about this development.

Anonymous

1/23/2021 12:17 PM

Most interested in development of flood mitigation measures

Anonymous

1/23/2021 12:33 PM

Generally support as long as it is developed in a manner for flood mitigation and also that it will be well maintained for future generations.

Anonymous

1/23/2021 01:10 PM

I am VERY supportive of this annexation and it appears that CU Boulder has been very respectful of the desires of the City of Boulder.

Anonymous

1/23/2021 01:15 PM

I would be interested to see how the plan intends to beautify the area as it is located at the main entrance to the city.

Anonymous

1/23/2021 02:01 PM

Strongly support open space and passive recreation. Concern that CU will later add uses that will bring large numbers of people to the area and/or invite increased automobile access. Concern that only provides for 100-year flood.

Anonymous

1/23/2021 02:36 PM

My short-term concerns are primarily around the noise of development, as it sounds like a great deal of work will be done over many months.

Anonymous

1/23/2021 04:33 PM

I don't like the idea of increased traffic. I strongly dislike the idea of tall buildings. Not much that I'm excited about.

Anonymous

1/23/2021 05:36 PM

I think annexing is foolish and the plans for what to do after annexation are bad.

Anonymous

1/23/2021 05:46 PM

Support: a mix of residential housing, open space, and recreational amenities
Oppose: a single-family home community

Anonymous

1/23/2021 06:04 PM

I totally oppose this development

Anonymous

1/23/2021 11:13 PM

Honestly I wish it could just be left the way it is now.

Anonymous

1/24/2021 07:55 AM

I support flood mitigation as proposed. I'd like to see open spaces left intact and natural flood mitigation prioritized. The area is well used as is by Boulder citizens.

Anonymous

1/24/2021 08:23 AM

The city council should share the key areas of agreement that are fully committed to by the University as part of this agreement as well as areas that are considered optional and those the University has stated they will not alter.

Anonymous

1/24/2021 08:55 AM

Every aspect of developing this land (except valid flood mitigation efforts) is abhorrent and should not be allowed. Leave well enough alone.

Anonymous

1/24/2021 03:39 PM

You have lots of great ideas! Just preserve as much open space and offleash trails as possible.

Anonymous

1/24/2021 03:47 PM

Support: flood mitigation. Concerns: Flood mitigation should be established first with the 500-year best possible mitigations and THEN AFTERWARD address annexation. CU is unreasonable to demand the annexation without flood mitigations and without committing to their development plans that the city can deny.

Anonymous

1/24/2021 08:51 PM

Support: Flood mitigation; public access to trails and amenities Concerns: Unknown plan for development- a pig in a poke; impact of large number people placing additional burdens on roads and transportation systems

rachelv

1/25/2021 09:50 AM

I personally would rather this land stay in its current state for recreation purposes but realize that isn't a good enough reason to oppose the annexation. I am mostly sad that the development that will take place continues to adhere to the height limits that have helped drive up the price of a mediocre 2 bedroom condo in this city to 400k.

Anonymous

1/25/2021 10:49 AM

Oppose CU's extorting \$25 million from Boulder before CU will allow the city to use a portion of its depleted gravel pit for flood control.

Anonymous

1/25/2021 11:27 AM

i agree generally but think there is too much catering to wealthy white home owners in the neighborhood. dont indulge them by keeping everything low height and low density. the city should see this as an opportunity to transform the area like they are doing for north boulder.

Anonymous

The City of Boulder should acquire the property, do whatever flood mitigation

1/25/2021 11:47 AM

is needed, and manager the property as a park and recreation area.

Anonymous

1/25/2021 12:02 PM

CU needs more affordable housing for staff/professors. would like to maintain somewhat similar trail access and keep some wildlife.

Anonymous

1/25/2021 01:18 PM

development seems inevitable, but the city should get more out of this deal. Maybe a swap - say, taking the parcel at Colorado and Folsom that is currently family cu housing as permanently affordable to boulder OR besides just 2 acres of public safety, CU pays for construction of Fire house/Police facility

Anonymous

1/25/2021 02:29 PM

I am not excited about any aspect of the development of South Campus. I am opposed to any and all development of the South Campus I do not see any scenario involving the development of South Campus that will increase my level of support

Anonymous

1/25/2021 03:59 PM

As the annexation is currently planned, I generally oppose it. I am both a local resident and a CU climate scientist. I recognize that, as the owner, CU is entitled to build there. I also recognize that minimum flood risk covered by the Boulder flood mitigation plan is likely to be exceeded in our lifetime. As such, building residential facilities in this location strikes me as irresponsible and poorly conceived. Changes that would substantially increase my support: (1) Removing any residential facilities from the proposed annexation plan. Please see comments in #14 about flooding risks and local impacts. (2) A land swap between the City of Boulder and CU for another parcel of land, which would ideally be located closer to CU's existing Boulder campuses (one idea would be the undeveloped land adjacent to the existing Williams Village). This would provide the City with generous space for flood mitigation, and would reduce the logistical problems (transportation, density, commercial) CU faces in building large facilities there.

Anonymous

1/25/2021 04:13 PM

The city of Boulder staff has done so much work on this proposal and I am thankful to them for that but I do believe that the entire premise is wrong. The most important outcome for what will end up being, at the very least, a partial sacrifice of the area known as CU South, is protection from flood for folks downstream. This should be the starting point of any negotiation. The city of Boulder should use whatever means necessary to ensure this outcome.

Anonymous

1/25/2021 05:39 PM

None. I do not support this

Anonymous

1/25/2021 06:10 PM

I oppose

Anonymous

1/25/2021 06:48 PM

I am excited to see the university contemplating an expansion primarily for housing but think it is far too modest. Given the number of CU students and workers seeking housing I think the plan should envision taller buildings with thousands of units even ten thousand. Such a plan infringes only on the

height limit, it does not fundamentally impact flood mitigation or other beneficial uses, especially if placed off of the 500-year flood plain. I would be much happier if plan was closer to the scale of the housing gap it seeks to address. I am frankly concerned at the scale of concessions employed to reach the current plan and would urge the university to seriously consider eating the cost of extending utilities and building with fewer restrictions.

Anonymous

1/25/2021 06:53 PM

I am excited about more housing for undergrad and graduate students and staff especially those who are low income. I would support the University requiring all freshmen and sophomores to live on campus and to build enough housing to support all of them in addition to low income staff that want to live on CU South.

Anonymous

1/25/2021 09:44 PM

I support! I support most of all housing on the site for students. Boulder's housing costs make it very difficult for people with lower incomes to live here. CU students need affordable places to live - they are part of what makes Boulder such a vibrant and great place to live!

Anonymous

1/26/2021 07:55 AM

Neutral. I am most concerned about traffic/crowding issues along Moorhead Drive between main campus and CU South. A robust plan to connect the two campuses via multi-modal transportation is necessary. Moorhead Drive would be a great candidate for traffic calming measures and as an enhanced bus/bike corridor.

Anonymous

1/26/2021 09:55 AM

This land should be used for open space trails for walking. We don't need more land development, congestion and people coming into this area.

Anonymous

1/26/2021 12:59 PM

Fully support. this moves the city ahead in flood mitigation, gains good benefits for the city and defines/limits what will be built there later.

Anonymous

1/26/2021 01:17 PM

I'm opposed to the proposal. It will ruin South Boulder.

Anonymous

1/26/2021 01:17 PM

I generally support putting the land to good use. I would like to see the majority of the land be preserved for community outdoor use, bike parks, running trails, open space, off leash dog areas, then the rest could be used for residents and small shops supporting such.

Anonymous

1/26/2021 02:51 PM

CU needs the room. Major university in a landlocked village.

Anonymous

1/27/2021 06:57 AM

I support and look forward to the development of more housing.

Anonymous

1/27/2021 07:41 AM

I'm concerned about any development on the natural areas. This area does not need to be developed.

Anonymous

1/27/2021 08:05 AM

Good to see more infra for biking and walking, bad to see more for cars. We don't need big roads to carry these students and faculty, only improved

public transport and bike-pedestrian trails

Anonymous

1/27/2021 08:17 AM

dont annex. keep it as is

Anonymous

1/27/2021 08:32 AM

As is I can support the flood plain mitigation, as Frasier Meadows is prone to flooding as we saw back in 2013. Ultimately this should come down to the land swap option though keeping all else mentioned before the same. CU-South is a beautiful piece of land used and loved by the community. I know that Boulder needs more housing since CU is reckless with the rate of growth of their student body, and City Council won't make options like more than 3 unrelated adults per home an option. Knowing that the land swap is an option, which hasn't been mentioned here at all, I can't see why the city would want to move forward with allowing CU to ruin this part of Boulder when they have a great opportunity to bring growth to an under developed part of north Boulder that wouldn't have the same impacts on traffic that South Boulder is already experiencing without adding another major hub further choking this part of the city with traffic.

Anonymous

1/27/2021 08:35 AM

Leave the land alone, Christ Almighty, do we need to break into a Pocahontas music cal number to explain to you supposed stewards and leaders that you don't need to annex and build on everything you can see just cause money?

Anonymous

1/27/2021 08:43 AM

I entirely oppose the annexation of CU south. It is costly, environmentally damaging, and this survey presents it as the only option without mentioning the cost to the city once. Boulder should commit to a land swap with CU for property north of Jay road.

Anonymous

1/27/2021 08:43 AM

Oppose. Leave open space alone around the perimeter of the city

Anonymous

1/27/2021 09:02 AM

I oppose the annexation of this land and am VERY concerned about the environmental impacts of developing on this flood-prone land.

Anonymous

1/27/2021 09:12 AM

Concerned about increased traffic, undergrads being rowdy, loss of habitat for native species

Anonymous

1/27/2021 09:18 AM

Oppose due to the increase in public safety funding and utilities Oppose due to the decrease in open space

Anonymous

1/27/2021 09:21 AM

Main concerns are traffic mitigation and building heights (no skyscrapers like willvill)

Anonymous

1/27/2021 09:22 AM

I think it's a bad idea that will lead to more traffic, overcrowding, and greater population of students in Boulder than other residents. There needs to be balance, too much of Boulder is already catered to students and the university.

Anonymous

1/27/2021 09:23 AM

Generally oppose, since CU has always been problematic when it comes to doing just about anything. The City would need to review their plans and not give in to anything that would detriment Boulder. I mainly oppose it due to it being used mostly for housing, and the lack of any transportation plan to improve Table Mesa Dr. (which has long needed some improvement). Don't let CU violate the building height rules, their recent housing constructions have been UGLY.

Anonymous

1/27/2021 09:24 AM

I support this I am excited about more student housing, which is desperately needed. Seeing the plans that indicate building will not occur near the flood plain, I feel more confident in my level of support. I would be slightly more worried if the height limit were removed, if academic or research buildings were present, or if the footprint expands into the flood plain.

Anonymous

1/27/2021 09:26 AM

Recreational facilities that are available to the general public have to be at a level to offset the negative impacts of a substantial housing development on an already developed residential neighborhood.

Anonymous

1/27/2021 09:38 AM

I support none of this plan. CU plans to fleece taxpayers, yet again. Of course, their willing lackey, the City Council, is ok with it and lies constantly to our city about who pays for what and the effects of this awful project.

Anonymous

1/27/2021 10:00 AM

I strongly support the annexation as it will provide flood mitigation protection and provide additional housing options for the university.

Anonymous

1/27/2021 10:08 AM

Build baby build. I trust the folks involved to make the right choices.

Anonymous

1/27/2021 10:21 AM

My only concern about annexation is that there is so much opposition. It speaks very ill of those people. I hate to think that there are people in my town so selfish and short-sighted.

Anonymous

1/27/2021 10:31 AM

Not excited, do not support

Anonymous

1/27/2021 11:07 AM

Support housing! Support recreation space! Nothing I oppose.

Anonymous

1/27/2021 11:57 AM

Strongly oppose

Anonymous

1/27/2021 12:04 PM

Affordable housing and recreation areas

Anonymous

1/27/2021 01:41 PM

Fully Support. Do not let a small group of entitled neighbors stop development.

Anonymous

I am not excited about any of it.

1/27/2021 02:34 PM

Anonymous

1/27/2021 08:26 PM

Oppose. CU does not have Boulder's best interest at heart. Let's pursue Eminent Domain for flood mitigation. It's not like CU is going to leave Boulder if we don't cave in to their demands. (For the record, my husband and I are proud to have graduated from CU, but do not support these efforts.)

Anonymous

1/28/2021 07:17 AM

None. Why should the city annex the property? Let CU do this on its own. CU is not forthcoming with its plan. This is not truthful on CU's part. CU has long term plans for development: 50 years even 100 years. CU has proved to be a poor neighbor to Boulder: the way the property was purchased in the first place, untruthful with revealing its plan, poor management of COVID, etc. I see the fire station as benefiting CU as it builds out there. The city has no need of a fire station out there until CU builds out there. I see no advantage to bringing city services out to the property. It is great as is. Even if CU closes public access as punishment (not so neighborly). It is already a flood conveyance zone, wetland habitat, and helps the city with its climate goals; It does not develop new areas (buildings to heat and cool) and will encourage CU to increase density if it truly needs more space.

Anonymous

1/28/2021 07:56 AM

Main concern is about impacts of transit to/from CU South; if there are 2000 new vehicle trips/day, it could create a snarling mess in South Boulder.

Anonymous

1/28/2021 03:11 PM

I generally oppose the annexation due to cost to the city and loss of wild habitat but realize this may be unrealistic. With that in mind the proposed uses are decent as long as CU is not allowed to substantially change the uses in the future.

Anonymous

1/28/2021 06:26 PM

Excited about most of the plan; hope things do not change significantly. Please push for responsible expansion.

Anonymous

1/28/2021 07:49 PM

Generally Oppose

Anonymous

1/28/2021 08:18 PM

I'm so glad that housing will be provided to make for good options for graduate students and professors, so that they are less likely to drive a long distance daily to get to campus. I'm also glad that flood mitigation is being taken seriously. Decreasing the carbon footprint due to in-commuters to Boulder, and protecting people from flooding should be our top priorities. Followed by maximizing affordable housing.

Anonymous

1/28/2021 08:50 PM

Generally Support - Annexation gives Boulder residents a reasonable say in how the property is used. No annexation gives Boulder residents no say in how the property is used. Working collaboratively with CU on an annexation deal is a benefit to both parties.

Anonymous

1/28/2021 09:04 PM

I would be repeating myself so please use my other comments.

| | |
|---------------------------------|---|
| Anonymous 1/29/2021 05:37 AM | none |
| Anonymous 1/29/2021 12:10 PM | The best use of the site is for open space , riparian ecological research , carbon sequestration and a Pastoral Gateway to the city. |
| Anonymous 1/29/2021 02:44 PM | I generally oppose development in this floodplain area, which also is the main gateway to the City. A land exchange in the Area III reserve north of town makes much more sense. The annexation proposal must divorce the City's flood mitigation efforts from CU development. Any annexation proposal must include firm plans for the development. |
| Anonymous 1/29/2021 03:38 PM | Not excited about any of it, but small scale development could be palatable. Small low dense housing- at no cost to the city. I also am concerned about massive raising of the flood plain. This will result in further flooding down stream. |
| Anonymous 1/30/2021 08:53 AM | Flood mitigation is my highest priority. |
| Anonymous 1/30/2021 09:09 AM | I am apposed to this project due to the loss of open space, the risk of flooding damage, and the increase traffic on already over stress streets. |
| Anonymous 1/30/2021 10:48 AM | I do not support annexation I do not favor annexing the cu south property So I cannot condone any community benefits since the entire property is detrimental to the peace and quiet of majestic heights where I live In today's newspaper CU is facing a nugget short fall. Covid 19 has shown that universities do not a much real estate as previously used since many competitors to CU have on line presence and students can take courses anywhere they live. There traffic on table Mesa drive pre Covid was extremely crowded, if CU south is built the the poorly designed table Mesa drive cannot handle thousands of new cars trucks. In the 1980 s there was a proposal to redevelop table Mesa drive but it never happened. I can't see adding new traffic without redeveloping table Mesa drive otherwise with CU south it will e a nightmare. I read there is no provision in housing at CU south for affordable housing. Raising the ground level of CU south for development will cause the nex flood of south boulder creek to spill over into Fraiser housing and majestic height like it did in 2013 These above reasons are why I oppose annexingCU south and leaving the property as is. I would be in favor of a land swap as a solution to the CU SOUTH ANNEXATION. |
| Anonymous 1/30/2021 11:43 AM | As stated in earlier comments, I disagree with the annexation and the subsequent development of CU South. The open space already serves the community in a variety of ways, and development of this area would serve as a loss to the community. |
| Anonymous 1/30/2021 03:53 PM | I strongly support providing additional housing to students and think the additional amenities will benefit most resident. I generally support efforts to |

address the negative impacts, especially on young people, of limitations on cohabitation and housing access.

Anonymous

2/01/2021 09:28 AM

I support flood mitigation. I live at Frasier.

Anonymous

2/01/2021 02:54 PM

CU has offered no concrete plans upon annexation and I have tremendous concerns about that. I greatly oppose annexation. I believe that CU is holding the City of Boulder hostage because of its terms to annex before flood mitigation can happen. I oppose any development of this parcel of land.

Anonymous

2/01/2021 03:20 PM

I support no elements of the proposed annexation,. No considerations offered will convince me otherwise. CU's not offering enough and the City isn't doing due diligence to protect residents. The cost to the City will be astronomical; the adverse impact on residents' quality of life and on the environment will be immeasurable. The City is being asked to fix the original sin CU committed when it bought the mined out quarry pit without due diligence. It's now trying to seduce the City into mitigating the impact of its bad business deal. The only way to deal with this effectively is to get CU to go elsewhere with its third campus aspirations. Don't make the citizens of South Boulder assume CU's burden.

Anonymous

2/02/2021 07:15 AM

I support ALL elements of the annexation agreement. I think that the development of the types of housing proposed by the university are necessary to reduce the amount of in-commuting that is occurring. Thus reducing traffic.

Anonymous

2/02/2021 09:03 AM

generally, i oppose student housing in cu south. just look at their current incantations of student housing for my objections

Anonymous

2/03/2021 09:21 AM

flood mitigation

Anonymous

2/03/2021 09:26 AM

support

Anonymous

2/03/2021 09:31 AM

Don't mess up the natural spaces. Just flood control. excited about flood control. oppose everything else.

Anonymous

2/03/2021 09:34 AM

excited about flood control and recreational paths oppose building 55'

Anonymous

2/03/2021 09:39 AM

generally support

Anonymous

2/03/2021 07:11 PM

I support flood mitigation and i support working with CU.

| | |
|---------------------------------|---|
| Anonymous 2/03/2021 07:42 PM | Open Space Other becomes a land grab and is restricted in use to the Public. |
| Anonymous 2/04/2021 07:04 AM | I appreciate the diverse thought and amenities that has been proposed. This sounds like a quality development area and will bring a vitality to south boulder. |
| Anonymous 2/04/2021 08:40 AM | I would love to see off-leash dog areas. I'd be happy to see housing and more walkable amenities, like coffee shops etc. |
| Anonymous 2/04/2021 08:45 AM | Flood mitigation and environmental preservation are key to my support. Careful transportation planning will be essential. |
| Anonymous 2/04/2021 10:00 AM | I oppose CU development if Boulder taxpayers are required to foot the bill for infrastructure or landfill. I support the concept of finding places for CU to build housing for students, faculty and staff to help control rent and housing prices and limit car trips in the county. I also requested moving quickly on flood control measures that reflect the best science. |
| Anonymous 2/04/2021 10:14 AM | I strongly support the flood mitigation elements of the annexation. |
| Anonymous 2/04/2021 10:50 AM | I oppose, 100 percent. |
| Anonymous 2/04/2021 11:53 AM | Thrilled with the opportunity to increase housing in Boulder! |
| Anonymous 2/04/2021 11:56 AM | very excited about providing more housing for those associated with the university. |
| Anonymous 2/04/2021 01:16 PM | Yes, I do support this. It is the University's land. There is a major problem around housing for staff and students in Boulder. This is a good win-win solution for many parties involved. |
| Anonymous 2/05/2021 10:59 AM | I generally support the annexation. CU Boulder is the reason my family moved here, I'm delighted to be part of the University community and to live in a University town. It's necessary to accept the inconveniences that come with it. I believe the opposition to annexation reflects an elitist, unrealistic, NIMBY attitude that holds our community back from positive changes, both on this issue and on others. |
| Anonymous 2/05/2021 12:18 PM | Annexation should not go forward. |
| Anonymous 2/06/2021 07:47 AM | I'm not excited about spending lots of money on flood mitigation. It seems like a fool's errand. I'm excited about walking, xc skiing, and recreation opportunities that would HAVE leash laws like in Boulder Open Space and |

Mountain Parks. I'm excited about trickle down improvements, if we add more housing at CU south, like improved bike paths from CU south to CU, and also the small shopping center south of Moorehead and Table Mesa might improve with more community restaurants and shops (rather than just new boring banks).

Anonymous

2/06/2021 10:09 AM

Strongly support housing for students and faculty on the site.

Anonymous

2/06/2021 10:38 AM

housing is very good. we need to suport our studentts

Anonymous

2/06/2021 10:58 AM

This "annexation" to double CU size at CITY expense is outrageous.

Anonymous

2/06/2021 12:34 PM

i support housing on the site, we do so little for students here and it's only getting more expensive for them to live. Maybe this helps them out a little bit.

Anonymous

2/06/2021 12:38 PM

Even though i am in north boulder, my parents live in keewaydin and it's maddening to watch how long this process is taking. The floods were 7 years ago, do something! Build the flood control plan, build student housing, build a dog park, but stop screwing around and do something!

Anonymous

2/06/2021 12:40 PM

very supportive of maintaining off leash dog walking at the site

Anonymous

2/06/2021 04:42 PM

Annexation important for flood mitigation as we saw in 2013

Anonymous

2/06/2021 08:43 PM

I support annexation and flood control.

Anonymous

2/07/2021 11:38 AM

Outdoor use / nature / land preservation.

Anonymous

2/07/2021 12:35 PM

It's an empty gravel pit. Not Sure what all the fuss is about with this, an upgrade would be much appreciated. It's not natural and it's horribly maintained and theres dog poop everywhere. So we can give student's more housing options and get a better place to walk with pups? Sounds good to me

Anonymous

2/07/2021 12:41 PM

just be sure to keep the off leash dog walking

Anonymous

2/07/2021 08:09 PM

The community needs to recognize the central role the University plays in the economic and social life of the community. Housing for faculty, staff and graduate students is needed by the University and is long overdue.

Anonymous

2/07/2021 11:47 PM

Support could come more easily if development was on a smaller scale. This proposal is massive and will be another added city within a city. The city of Boulder is starting to lose its ability to hold on to what is valued the most and that is our great expanse and scenery upon entering the city limits. Every year more is taken away, trails and all open space will become very overcrowded due to development. Instead of breathing a sigh of relief to return home to the city we love claustrophobic feelings may become the new normal.

Anonymous

2/08/2021 08:28 AM

VEHEMENTLY OPPOSE ANY DEVELOPMENT OF CU SOUTH.

Anonymous

2/08/2021 10:13 AM

The University needs to operate as a national recognized R1 University to bring excellent students and staff to Boulder

Anonymous

2/08/2021 10:56 AM

I'm worried that CU will not keep its promises or will only meet them in ways that do not align in the intent (i.e. access to the public but like only 2 days per year, or faculty/staff housing but only in 1/10 units, etc.). I do hope that easing the housing crunch might cool housing prices sufficiently that I could actually buy a home somewhere else in Boulder--not currently an option despite being a CU employee with a Ph.D. I hope CU is realistic about what type of housing faculty/staff would be willing to utilize--we're not going to move into dorm-like buildings, houses with no guest room/office, places that are loud or without privacy, etc. Please be realistic or it will turn into a student-only neighborhood and devolve into the Hill.

Anonymous

2/08/2021 11:17 AM

Affordable housing. Height limitations if it limits affordable housing.

Anonymous

2/08/2021 02:12 PM

keep the off leash dog walking

Anonymous

2/08/2021 02:32 PM

I support housing for CU faculty and staff. After that, making recreation a focal point that includes both CU and local high schools would be good for building community.

Anonymous

2/08/2021 03:04 PM

hurry it up and build the damn thing.

Anonymous

2/08/2021 05:35 PM

Generally oppose: - the space is currently a beautiful recreation resource. - not a good spot for the traffic and congestion. Commutes for new residents to main campus will be very roundabout and inefficient by car or bus. Would increase my level of support: - no undergrads, ever. - donate most of the land back to the city as open space, keep available to recreation as-is - strong transportation plan including for car traffic, bus routes, and bike tunnel under Table Mesa road

Anonymous

I'm a grad student currently living in Broomfield, and while I realize that this

2/08/2021 05:36 PM

won't have any impact on my life or university experience it could greatly help someone just like me in the future. It would be so nice to not have to commute in everyday but rather just hope on my bike and ride home in 10 minutes. Additionally, this would further the goals that Boulder at least purports to be about.

Anonymous

2/08/2021 08:55 PM

I oppose primarily for the loss of valuable open space and increase in traffic and people in the area. I bought my condo specifically for access to this open space and lower-density life at the edge of Boulder and this effectively removes those amenities.

Anonymous

2/09/2021 08:26 AM

Generally support outdoor-oriented leisure and recreational opportunities that are open to the Boulder community, not just students and faculty. I do not support large-scale, high-rise buildings.

Anonymous

2/09/2021 02:18 PM

I like how Boulder has a green belt and has prioritized infill to build more housing inside the city. This seems to be decreasing the green belt by building along the edge of the city.

Anonymous

2/09/2021 02:36 PM

The City should not spend one dime on anything that benefits CU's use of that land for housing, especially the idea of bringing in thousands of yards of fill, which will just make the flood control problem worse.

Anonymous

2/09/2021 02:38 PM

I oppose annexation of this site by the city. Also, water and other utilities should not be extended to the site.

Anonymous

2/09/2021 03:01 PM

None at all- leave it as is and fill in all the useless space in campus.

Anonymous

2/09/2021 03:05 PM

I support the use of this land for flood mitigation. I support the reclamation of this land as a floodplain.

asnorwood

2/09/2021 03:26 PM

Flood control most important.

Anonymous

2/09/2021 04:09 PM

This is a major flood plain so a scaled down development would be the best solution and the idea of allowing fill should be taken off the table. Development should only be allowed west of the existing road that is the access road to the existing tennis courts. I could support this if it was tied to a required site review. Ideally, CU would trade land with the city and this area could proceed with flood mitigation that is not limited by CU's development plans and was designed with climate change and carbon capture in mind - a real living laboratory.

Anonymous

2/09/2021 04:12 PM

traffic impacts; architectural and landscape designs should improve the appearance of the city (as the primary gateway to the city)

Anonymous

2/09/2021 05:49 PM

I only have serious concerns about the proposed development of CU South. There is not one thing that makes me support this foolish plan to develop this

land.

Anonymous

2/09/2021 07:47 PM

Bicycle access improvements: tunnel under Table Mesa Drive.

Anonymous

2/09/2021 08:03 PM

Finally install flood mitigation, although not enough.

Anonymous

2/09/2021 08:44 PM

I'm most concerned about flood mitigation. Do what needs to be done to prevent flooding.

Anonymous

2/09/2021 09:31 PM

My preference would be for buildings that look like they belong to CU with a similar look and not the cheap looking stuff being built all over town. CU South is a very special place!

Anonymous

2/09/2021 10:30 PM

Strongly Support. We need housing to relieve the housing pressure in Boulder!

Arabrabnosnews

2/10/2021 05:46 AM

Use this land for flood mitigation and recreational use only. My home was severely damaged by the 2013 flood and I do not support the building any structures in this area.

Anonymous

2/10/2021 06:17 AM

Keep Marshall neighborhood unscathed by the home-rule city problems. We cannot vote, you do not seek our input, but our neighborhood is on the edge of all this.

Anonymous

2/10/2021 07:38 AM

I support the above proposed terms for the annexation.

Anonymous

2/10/2021 11:45 AM

We are excited about access to more developed amenities like paths, recreational facilities, park access, and maybe coffee shops or the like. We are opposed to tall buildings, traffic through our neighborhood, and closing off existing public access to open space in and around the development site.

Anonymous

2/10/2021 12:07 PM

This project is linked to the much-needed flood mitigation work for South Boulder Creek, I support the annexation based on this need. I would also strongly support the construction of a by-pass connector from 93 to 36 which should have been constructed many years ago!

Anonymous

2/10/2021 12:31 PM

I am very concerned about the congestion, noise, and impact that such high density housing will cause in this area of Boulder. CU has not been completely transparent about the number of people who would be housed. I do support flood control, but would prefer to see a land exchange such that CU is not building a high-density campus in this area of south Boulder.

Anonymous

2/10/2021 02:02 PM

City and community have an obligation to protect other areas of city from impacts of flooding and to manage future hazards. This agreement with CU is extremely significant and shows good faith between CU and City. I strongly support CU South development for public safety reasons. Additional CU housing is secondary in my mind, but worthwhile. But I hope the development

| | |
|---------------------------------|---|
| | will be built as a community/neighborhood rather than the current model on campus of large apartment complexes. |
| Anonymous 2/10/2021 03:23 PM | I support residences for graduate students and other employees. I do not support any other use for the land. Housing in Boulder is cost prohibitive for employees of the university and that issue urgently needs to be addressed. |
| Anonymous 2/11/2021 08:37 AM | The annexation agreement should specify a net zero vehicle requirement and specify the necessary off site system infrastructure and services necessary to support the net zero requirement. |
| Anonymous 2/11/2021 08:43 AM | I generally oppose this. I feel that projects like this, while needed for university expansion, put more strain on community amenities and decrease the quality of life for the community. |
| Anonymous 2/11/2021 08:44 AM | No annexation |
| Anonymous 2/11/2021 08:46 AM | All in all I don't believe that this entire concept should be pursued and undertaken but since it is obvious, and has been since day one, that the City Council will do what it wants here -- my answers to the questionnaire speak to what I do and don't want or like. |
| Anonymous 2/11/2021 08:47 AM | I generally oppose this plan. The city is paying way too! The taxpayers are being taken advantage of by CU |
| Anonymous 2/11/2021 08:47 AM | I Generally support the annexation. |
| Anonymous 2/11/2021 08:48 AM | Again, I am very concerned about development of the area given the need for wetlands and wildlife habitat preservation. |
| Anonymous 2/11/2021 08:49 AM | CU has continued to grow and impact city traffic. Addressing current and future traffic impacts by CU (all campus areas) should be a concern. Providing a connection between 93 and Foothills could help and should be looked into. |
| Anonymous 2/11/2021 09:08 AM | Final plan approval by the city Innovative energy/climate development Limited city cost |
| Tarim 2/11/2021 09:15 AM | I support most of the elements of the annexation. I am most in support of additional residential housing for CU. I have some concern that there will be more of a focus on other uses. What sort of parking will be provided for the residents? There may be a problem if insufficient parking is provided. I would like to see some sort of ongoing city and community input even after the property is developed, or as it is being developed (assuming it will be a phased development). |
| Anonymous 2/11/2021 09:30 AM | generally support limiting activities and impacts to minimize changes to existing character of area and impacts on surrounding neighborhoods |

Anonymous

2/11/2021 09:50 AM

As a downstream resident (in terms of flood risk) I am most interested in success there.

Anonymous

2/11/2021 10:01 AM

I'm concerned about the amount of traffic that would be generated between south Boulder and the main campus. Also I am concerned about the ability of the city to keep the university up to its promises.

Anonymous

2/11/2021 10:13 AM

I am opposed to building the flood wall and to what it will cost the city to provide engineered flood mitigation.

Anonymous

2/11/2021 10:38 AM

I support flood mitigation only. I oppose all other elements. Deleting everything but flood mitigation would increase my level of support.

Anonymous

2/11/2021 10:45 AM

great to have more housing

Anonymous

2/11/2021 10:46 AM

I think the whole area should be left undeveloped except for recreation paths. Development will generate too much traffic and is in a flood zone.

Anonymous

2/11/2021 10:50 AM

I live in the flood danger zone and I need protection.

Anonymous

2/11/2021 11:06 AM

Building height and position of City to have a real stake in the decisions. My comments are more about process than specifics.

Anonymous

2/11/2021 11:23 AM

I am not excited about any of it. This area is beautiful and should be left untouched. The south end of Boulder really has NO open space and is already EXTREMELY congested. CU should build their campus on the north end where it's less congested and the land isn't anywhere as beautiful. I would support a land swap, because we should at least leave some portion of the south end of Boulder undeveloped so that the people are allowed continuing enjoying what they they're used to... open space... not another huge campus!

Anonymous

2/11/2021 11:37 AM

I generally oppose the annexation for development in a flood plain and due to extreme increase of traffic in S. Boulder.

Anonymous

2/11/2021 11:50 AM

I oppose the annexation and development of the property. My house and neighborhood flooded in 2013. I do not propose development except necessary flood mitigation in the CU South area. The city can manage flood mitigation without annexation of the property for CU development.

Anonymous

2/11/2021 12:01 PM

I just think it's absurd that this annexation is even being considered given the current state of the University's Budget. No blank slates. Do not understand why the city is paying for a potential expansion that the University itself is unlikely to be able to afford.

| | |
|---------------------------------|---|
| Anonymous 2/11/2021 12:29 PM | I do not support any of it for any reason, other than doing as little as possible to aid flood mitigation, as long as that doesn't affect other neighborhoods downstream to the north. I mean the Cherryvale neighborhood north of Baseline and south of Arapahoe. |
| Anonymous 2/11/2021 12:44 PM | Strongly Support this project. We need flood mitigation and we need student housing. |
| Anonymous 2/11/2021 12:47 PM | I oppose the annexation of CU South. The city should trade some other land to CU to make up for it. |
| Anonymous 2/11/2021 01:11 PM | OPPOSE!!! THIS LAND SHOULD STAY AS UNDEVELOPED OPEN SPACE AND NOT TURNED INTO AN URBAN CAMPUS. DON'T WE HAVE ENOUGH OF THAT IN BOULDER ALREADY??? THIS IS ON THE EDGE OF TOWN AND IS ADJACENT TO OPEN SPACE. MAKE IT PERMANENT OPEN SPACE AND DROP THIS WHOLE MINI-TOWN/URBAN CAMPUS IDEA |
| Anonymous 2/11/2021 01:39 PM | I am excited about the flood mitigation part, except that it is not enough. I oppose all other development. Yes, change the plan to stop all development. |
| Anonymous 2/11/2021 02:09 PM | I very much support it and I understand that we are at the annexation stage, not at the "are we going to allow annexation" stage. Flood protection for 3500 residents is JOB 1, so let's get on with it! |
| Anonymous 2/11/2021 02:52 PM | Good community support |
| Anonymous 2/11/2021 02:53 PM | Do not let CU develop this property |
| Anonymous 2/11/2021 02:58 PM | I support the annexation, the sooner the better so that the Flood control can be addressed. |
| Anonymous 2/11/2021 03:02 PM | Housing for students |
| Anonymous 2/11/2021 03:33 PM | See earlier response |
| Anonymous 2/11/2021 03:34 PM | The flood mitigation as well as the recreational aspects that will be available to the public at large. |
| Anonymous 2/11/2021 03:52 PM | I support but don't think that the City has much purview over the University. |
| Anonymous | OPPOSE ANNEXATION and DEVELOPMENT. Instead: swap CU for |

2/11/2021 03:54 PM

another land parcel better suited for high density; keep as Open Space; use ENTIRE property for emergency flood mitigation. If proceed with annexation and development: limit building size in each area to the scale of immediately adjacent neighborhood (including South Creek 7, Tantra Park); limit height on entire property to no more than 3 stories; limit density; keep as much open space as possible; CU must help Boulder and financially assist in addressing all transportation, parking and infrastructure impacts.

Anonymous

2/11/2021 04:36 PM

Oppose it all Disagree with all elements of the project How about doing a species inventory and consider the ecology/ecosystem impact.

Anonymous

2/11/2021 04:48 PM

I wholeheartedly support the use of this property for the public health, safety and welfare for the greater benefit of a large part of the city.

Anonymous

2/11/2021 06:58 PM

I'm disappointed to lose the space the way it is. I would like to see a big buffer between the Campus Uses and Hy View/Tantra. If you did a one way in at Table Mesa and one way out at 93, I would support this.

Anonymous

2/11/2021 07:16 PM

generally oppose. Boulder shouldn't shoulder the costs and environmental damage that go with this development

Anonymous

2/11/2021 07:28 PM

I completely oppose annexation. The only change I would support would be to eliminate all manmade constructions and return the site to a prairie state that would allow animals to thrive. And ban off-leash dogs. Or better yet, all dogs.

Anonymous

2/12/2021 08:27 AM

Generally opposed. This is a poor choice for CU as a building site. To give up a large portion of the land to other uses is a short term solution to appease the city. Things change over time, and CU may find they need to take over more of the land in the future, so the full effect of this annexation may not be known for many years to come.

Anonymous

2/12/2021 10:19 AM

The flood mitigation is important (I live in the area that was severely impacted by the flooding/sewer backups). However, it needs to meet inline with other flood mitigation in the city and not used a tool to stop the development.

Anonymous

2/12/2021 10:43 AM

The hardest part will be the visual impact - I don't use S. CU area at all but use the South Boulder Creek trail quite a bit and I am a little concerned that the new development will distract from one of the better views in town. That said I am not opposed to the deal and more housing is certainly needed. We will "get used to" the change in the view-scape since its impact will (hopefully) be minimized. If there is good faith in the relationship with CU then I think proceeding would make sense.

Anonymous

2/12/2021 11:16 AM

CU is a cancer on the boulder landscape. keep it from spreading

Anonymous

2/12/2021 11:25 AM

Generally Support. It's the future - go into the future with a plan to make it work for most residents and students.

Anonymous

2/12/2021 12:59 PM

I generally oppose annexation. I don't think CU south is a good location for development due to floodplain issues and high visibility at the city entrance.

Anonymous

2/12/2021 02:32 PM

Again, I strongly feel the area should not be developed, that the city should buy out the university's ownership in exchange for more a suitable development area.

Anonymous

2/12/2021 03:22 PM

The only element I support is the flood mitigation for the existing residents of southeast Boulder. I am honestly against CU building anything more. How large does CU want to become? I am saddened by how large CU has grown over the last 20 years. I have lived here for over 65 years and I feel like CU now owns the town. It is no longer a college town...it is a business that just keeps growing more and more out of control. I know this may sound extreme...but there are quite a few people that live here that want CU to quit growing and feel as I do. Growth is not always a great idea.

Anonymous

2/12/2021 03:41 PM

Of course I am concerned about the continued growth of CU in the community but I am pleased to see the efforts to offer additional housing. This gives CU an opportunity to continue developing CU while keeping students and the university tied to the local community. Making the area feel accessible to the wider community is a part of that

Anonymous

2/12/2021 04:05 PM

I am generally excited. We love attending lectures and events on the main Boulder campus. As Alumni, we are hoping for another beautiful campus full of trees, and beautiful buildings and opportunities for retired community members to be involved.

Anonymous

2/12/2021 04:10 PM

I'd like the city to lean on CU to sell this property to us. I am (obviously) very upset at the development directions this is taking. The berm that the gravel mining company constructed should be removed and all development cease so that floodwaters can fill the area in coming decade (and centuries). Did we learn nothing in 2013?

Anonymous

2/12/2021 04:32 PM

this property should be neither annexed or developed.

Anonymous

2/12/2021 06:00 PM

I am opposed to annexation. The city should have much better control over what happens to this property if it doesn't annex OR if the plans are approved prior to annexation.

Anonymous

2/12/2021 06:20 PM

generally support - excited about flood mitigation

Anonymous

2/12/2021 06:23 PM

generally support b/c of the overwhelming importance of flood mitigation.

Anonymous

2/12/2021 06:31 PM

generally support

Anonymous

2/12/2021 06:35 PM

support annexation now for flood control

Anonymous

2/12/2021 06:37 PM

support annexation

Anonymous

2/12/2021 06:43 PM

It will be good to have flood control - a very necessary requirement.

Anonymous

2/12/2021 06:46 PM

move forward - bike paths, open space, walking

Anonymous

2/12/2021 06:48 PM

My wife and I feel the plan is thoughtful and just generally very well done. We urge the city to proceed with annexation.

Anonymous

2/12/2021 06:52 PM

must support - don't let things by without making sure it happens- it's overdue and many are at risk AGAIN and STILL.

Anonymous

2/12/2021 06:55 PM

support!

Anonymous

2/12/2021 06:57 PM

anything to prevent floods is needed.

Anonymous

2/12/2021 07:00 PM

excited about open space; oppose multipurpose housing

Anonymous

2/12/2021 07:13 PM

SUPPORT! good work orange shirts and neighbors! Good work staff! Finally, after almost 7 years, thanks council members!

Anonymous

2/12/2021 07:19 PM

building heights and density are very important walking paths and athletic areas would be my priorities.

Anonymous

2/12/2021 07:24 PM

It has been far too long before action taking place. Another flood would hasten it, but being pro-active is essential. The university controls the land it owns, so let the community take advantage of their cooperation.

Anonymous

2/12/2021 07:29 PM

I have been to many council meetings on this. The lack of concern for the citizens who could have died in a flood has amazed me. Get this project going! What if there is a flood this spring and lives are lost? Understand the council's delays and delays makes them morally and legally accountable.

Anonymous

2/12/2021 07:35 PM

We need flood control. Our city needs affordable housing. The university has many jobs which contribute to in-migration every day - it would help if these people could be housed in Boulder in so many ways.

Anonymous

generally support. Support - if it annexation to mitigat for floods do it! Oppose

2/12/2021 07:42 PM

- possibly too much building. no changes at this time.

Anonymous

2/12/2021 07:47 PM

The land should be developed for recreational purposes. As it now stands it is an embarrassment to the university and the city of Boulder. The tennis courts are used by C.U., a PAC 12 team, and the facilities are embarrassing - no running water for toilets or showers!!! The tennis courts and grandstands are very nice and should be retained.

Anonymous

2/12/2021 07:51 PM

excited about flood mitigation oppose - all except flood mitigation

Anonymous

2/12/2021 07:53 PM

Generally support. flood mitigation

Anonymous

2/12/2021 07:56 PM

FLOOD CONTROL

Anonymous

2/12/2021 07:59 PM

Generally support

Anonymous

2/12/2021 08:03 PM

tunnel under Table Mesa

Anonymous

2/12/2021 08:09 PM

support. generally favor annexation. no opposition as long as restrictions are observed.

Anonymous

2/12/2021 08:12 PM

yes

Anonymous

2/12/2021 08:14 PM

Flood mitigation (in light of 2013) should be the TOP priority!

Anonymous

2/12/2021 08:20 PM

support

Anonymous

2/12/2021 08:23 PM

support flood mitigation

Anonymous

2/12/2021 08:30 PM

Flood control should have greatest priority.

Anonymous

2/12/2021 08:45 PM

I know that the city passed on buying this property decades ago. Therefore, CU bought it. It's their land. I find it baffling that some people who live in a college town are so opposed to living in a college town. I'm an alum, but by no means a loyal one. They do not receive any of my charitable donations. That said, I believe they know and appreciate the symbiotic Univ/City

relationship and will NOT screw the city. In fact, the city has caved to a small vocal opposition force for too long at the expense of those who suffered through the 2013 flood.

Anonymous

2/12/2021 08:48 PM

more open space

Anonymous

2/12/2021 08:51 PM

support flood control. we're lucky no one died.

Anonymous

2/12/2021 08:56 PM

support flood control

Anonymous

2/12/2021 08:59 PM

strongly support - flood mitigation primary

Anonymous

2/12/2021 09:02 PM

generally support

Anonymous

2/12/2021 09:20 PM

my priority is flood mitigation

Anonymous

2/12/2021 09:23 PM

I oppose annexation at this point. The University's commitments are too vague and too many items are left open for future discussion or "agreements to agree." It is clear that the University expects the City to be solely responsible for the flood mitigation development despite the fact that the specifics of future construction will inevitably affect the effectiveness of any flood mitigation plan. The City's first and overwhelming priority in the use of this property should be to protect the thousands of its downstream citizens from the inevitable next major flood and the one after that. The fact that the University wishes to intensively develop an old gravel pit manifestly unsuited to intensive development while categorically rejecting more suitable sites offered by the City should give some indication that it means to have its way once annexation is approved. Annexation at this time is a mistake.

Anonymous

2/12/2021 09:24 PM

I am primarily supportive of annexation as part of the flood mitigation plan.

Anonymous

2/12/2021 09:30 PM

support flood mitigation

Anonymous

2/12/2021 09:34 PM

All I really care about are seeing flood mitigation actually happening and completed in a satisfactory manner.

Anonymous

2/12/2021 09:35 PM

support flood mitigation

Anonymous

2/13/2021 02:50 AM

I have long been opposed to every last bit of it. I find it totally outrageous that the City is apparently caving to the development-crazed deciders at CU. I am appalled at the direction this whole fiasco has taken under the current City Council.

Anonymous

2/13/2021 08:51 AM

No annexation and no development

Anonymous

2/13/2021 12:04 PM

The opportunity to add housing is very important

Anonymous

2/13/2021 01:29 PM

I strongly support the annexation, especially if CU uses it predominantly for housing its faculty, students, and staff; I feel that this would represent a significant contribution towards addressing the region's housing crisis. I'm also excited to hear about additional walking paths and bike trails in the area, especially if they improve connectivity to the other city and regional bike trails.

Anonymous

2/13/2021 03:07 PM

See above.

Anonymous

2/13/2021 05:42 PM

Reduce the number of housing units. Only allow students to use alternative transportation and not drive cars. Do not close the Darley Fire house or move it to CU south.

Anonymous

2/13/2021 10:14 PM

i am opposed to tall buildings

Anonymous

2/14/2021 08:15 AM

Extremely disappointed that city is letting CU dictate terms - guiding principles safe life safety is highest priority yet flood mitigation being held hostage to annexation. Flood mitigation should proceed prior to annexation if CU is unable to provide a detailed site development plan for their intended annexation. Better flood mitigation options that do not rely on high extensive hazard dam and flood wall construction are possible and should be explored. Designs examined to date have relied on maximizing the amount of land CU can develop and this should be secondary to designing and implementing effective and environmentally, ecologically and economically sound flood mitigation infrastructure.

Anonymous

2/14/2021 09:42 AM

Flood is an overwhelming issue.

Anonymous

2/14/2021 09:49 AM

OPPOSE

Anonymous

2/14/2021 02:06 PM

CU needs to shrink, not grow. Keep CU out. Make this open space for the public.

Anonymous

2/14/2021 02:54 PM

CU has a remarkable architectural coherence compared to the rest of the City. I actually have a greater expectation that CU's future development at CU South will be done well and tastefully than if it were left to a patchwork of private developers stumbling through the maze of difficult City land use regulations and the gauntlet of public hearings.

Anonymous

2/14/2021 03:22 PM

The biggest concern I have is with how few housing units are proposed - 1100 is way too little. We have a housing crisis, and with 130 acres should be looking for many thousands of units.

Anonymous

2/14/2021 04:03 PM

Flood control and housing will be excellent for the community.

Anonymous

2/14/2021 04:51 PM

I would like to see the area remain in its natural state. Anything else I oppose.

Anonymous

2/14/2021 04:53 PM

Very supportive of using the land for housing that is more than one year, letting folks stay for all the years they are matriculating. Co-living with faculty, staff, and retired faculty. CU needs to create more pro-family/non trad students/multicultural spaces and belonging! I want to see something INCREDIBLE and makes Buffs and residents swell with pride when they return to the city. Something beautiful and innovative that responds to living into a climate change future. I hear environmentalists concerns about the critters, how can we ensure their concerns are addressed? Can we feed two birds with one palm and invest in habitat surrounding?

Anonymous

2/14/2021 05:57 PM

Generally oppose annexation. I have already stated I have reservations about the cost/benefit to Boulder residents. I just don't feel Boulder residents should pay for flood mitigation and infrastructure that annexation requires. There is great benefit to CU but very little to Boulder. I don't like approving annexation without detailed designs. Most importantly we need to maintain the wetlands and open space.

Anonymous

2/14/2021 06:03 PM

It's the University property and they are free to do with it as they see fit. Increase community benefits by adding local amenities useful to the CU South future residents, such as light retail, cafes, gathering spaces, off leash dog areas, at the site.

Anonymous

2/14/2021 06:53 PM

If someone buys land in a flood plain, they should not expect to be able to build in it. The 21st century is going to be like no other that has preceded it, the water cycle will do things "never seen before." CU should be wise enough to recognize this, because it has more than a few excellent climate science professors on its staff--but like others we have seen lately, it doesn't seem interested in understanding what the scientists are telling us....The City of Boulder should not become complicit in this sort of willful ignorance of climate science...

Anonymous

2/14/2021 07:17 PM

The whole project is tainted by the city's settling for a 100 year flood mitigation plan when the dangers of climate change make that such a dangerous course of action.

| | |
|---------------------------------|--|
| Anonymous 2/14/2021 08:12 PM | The two key elements are flood control and CU housing, both of which are of great important to Boulder. |
| Anonymous 2/14/2021 08:58 PM | I strongly support the flood control, on campus housing and recreational elements. |
| Anonymous 2/14/2021 09:01 PM | Boulder should take over area...use for flood mitigation |
| Anonymous 2/14/2021 09:04 PM | Wholly support housing and donation of flood plain and open space. As long as runners/walkers have trails through and around CU South, the University should develop the area proposed consistent with housing needs fir faculty, staff, and students. |
| Anonymous 2/14/2021 09:09 PM | The potential addition or residences is very exciting to me. And the ability to address 100 year flood issues. Moving these two issues forward quickly is critical. |
| Anonymous 2/14/2021 09:17 PM | generally support, flood mitigation extremely important. very good to define future use. |
| Anonymous 2/14/2021 09:24 PM | support or excited about: none CU has no real plans yet, and will take years to develop any - while we face the risk of another flood. |
| Anonymous 2/14/2021 09:29 PM | Keep land for flood mitigation and open space and wildlife protection. Trade land for other location for CU use if possible. Flood mitigation is TOP priority. |
| Anonymous 2/14/2021 09:32 PM | support - excited about flood control. |
| Anonymous 2/14/2021 09:36 PM | generally oppose, especially any curtailment of flood plains. |
| Anonymous 2/14/2021 09:36 PM | More housing! |
| Anonymous 2/14/2021 09:43 PM | concentrate on flood mitigation, next would be recreational projects and environmental preservation. |
| Anonymous 2/14/2021 09:45 PM | Increasing flood mitigation benefits all. |
| Anonymous 2/14/2021 09:49 PM | i strongly support flood mitigation. |
| Anonymous | I oppose the development altogether. Boulder should add the land to OSMP. |

2/14/2021 09:51 PM

Anonymous

support

2/14/2021 09:57 PM

Anonymous

i think the annexation is good leverage for cob. i dont think annexation should be traded for flood mitigation property.

2/14/2021 10:00 PM

Anonymous

Oppose. The inappropriate and costly dirt fill of the floodplain.

2/14/2021 10:04 PM

Anonymous

Generally support. My first priority is flood control. Thousands of us in the area have waited since 9/2013 for progress!

2/14/2021 10:09 PM

Anonymous

Generally support. How does the annexation support flood mitigation for Frasier Meadows?

2/14/2021 10:23 PM

Anonymous

support - finally doing something about flood mitigation is exciting!!

2/14/2021 10:25 PM

Anonymous

very much support this annexation!

2/14/2021 10:27 PM

Anonymous

Neutral

2/14/2021 10:31 PM

Anonymous

Generally support - land donation for flood mitigation and open space.

2/14/2021 10:35 PM

Anonymous

Flood mitigation is badly needed.

2/14/2021 10:38 PM

Anonymous

This is a largely bogus questionnaire. The university will do what it wishes. This is the first I have read of housing, for "non-first year" students. This is the first I have read about the possible inclusion of "research and academic teaching facilities". There is no mention of the cost to the taxpayers for up to \$100 million for little in return.

2/14/2021 10:41 PM

Anonymous

I like the recreational aspects. I like the idea of faculty housing. Paths & trails - wonderful

2/14/2021 10:47 PM

Anonymous

Safety for the neighborhoods affected is most important.

2/14/2021 10:50 PM

Anonymous

CU has enough land and buildings already. work on Flood Mitigation!

2/14/2021 10:52 PM

Anonymous

2/14/2021 10:56 PM

This is the closest that the city and CU have come to agreeing on a plan to solve this challenging problem. Don't let the chance slip by. Go for it!

Anonymous

2/14/2021 10:59 PM

I generally support the annexation because it is a means to the flood control so very much needed.

Anonymous

2/14/2021 11:57 PM

Oppose 100%

Anonymous

2/15/2021 01:20 AM

Support more housing!

Anonymous

2/15/2021 05:19 AM

I'm not excited about annexation. Having lived in Boulder since '79, adding even more to the burgeoning traffic, noise, and congestion is not appealing. Also, I wonder about the future of university education.

Anonymous

2/15/2021 05:27 AM

Do not let CU run the show.

Anonymous

2/15/2021 06:15 AM

I generally support the annexation. Boulder needs more housing. Emphasize bike and transit connectivity regionally and between the south and main campuses. Also, the bike/ped connections to nearby shopping etc should be emphasized.

Anonymous

2/15/2021 06:35 AM

Flood mitigation Improved housing options, especially for CU affiliates.
Improved multi-mode transportation

Anonymous

2/15/2021 06:37 AM

Concerns, as mentioned above, are additional housing and traffic. And an additional concern taxpayers having to pay for the additional soil required, not CU.

Anonymous

2/15/2021 07:06 AM

I feel that the plans should go forward. I am not too concerned as i dont believe the U is going to expand its enrollment in the next 20 years as population declines.

Anonymous

2/15/2021 07:12 AM

This is a bogus lopsided survey at best. I am opposed to any kind of development or building in a flood plain. I am opposed to the so called flood mitigation plan as it only caters to the CU plans for more growth. 2200 more students. 7000 more daily trips in and out of the property. Are you kidding me? Your plans are not putting Boulder first, and you are clearly not doing right by Boulder. You are caving in to CU because the city blew it when it had the chance to properly acquire the property. Now you have found yourselves over a barrel. Who is going to pay for this nonsense? CU? The tax payers? Just say NO - you don't have to be bullied and make decisions the city will regret forever. This could have been a win/win situation. Now it is a lose/lose situation for everyone. It's a shame the city has such short sided visions. Did I vote for you?

| | |
|---------------------------------|---|
| Anonymous 2/15/2021 07:27 AM | LEAVE IT AS IS |
| Anonymous 2/15/2021 07:34 AM | Most excited about continued open space access. Opposed to the prohibition of a 36/93 bypass if it was done right with low impact (e.g. underground). My understanding is that a future bypass was originally planned for this area. The current traffic load on Broadway and Table Mesa is very high with congestion, stop and go which has a high pollution / carbon footprint, noise. |
| Anonymous 2/15/2021 07:50 AM | Please explain why the City wants to annex CU South, the unbiased pros and cons. |
| Anonymous 2/15/2021 07:51 AM | Addressing flood mitigation should be the priority for life safety reasons. What would also excite me is seeing some activity on this site, by CU, to signal that change is coming, 20 years in the making, but it is coming.... |
| Anonymous 2/15/2021 08:11 AM | If I had a magic wand I would make this property all open space. I believe that was the original intent for the property in the master plan. However, it is now owned by the University. I would like to see as much open space preserved as possible. If affordable housing would help the overall housing crunch in Boulder I would support that to some degree. I do not support using this campus as a way for the university to grow even larger. |
| Anonymous 2/15/2021 08:20 AM | Housing, housing, housing and more housing! I live on the hill and my neighborhood is surrounded by single family homes that have been turned into student rentals for absentee landlords. Many are not well cared for and the trash I pick up every day is astonishing. The university does a much better job maintaining their properties. |
| Anonymous 2/15/2021 08:20 AM | flood mitigation; affordable housing; daycare center |
| Anonymous 2/15/2021 08:23 AM | Generally oppose. Don't develop. Wait and see how COVID plays out and affects CU in the next few years. If developing: -Needs to be car free. Increased 36 and south broadway traffic 1000% unacceptable to south boulder residents and boulder in general. -Car free means less parking and more room for housing and community features. Boulder has enough trails and if it were a car free campus then bike trails would be beside the point. - significant community rec center with nice gym, indoor & outdoor pool, sauna, steam, cold plunge, yoga, etc. - boulder needs more housing for house less in the winter. There would need to be room here to provide a comprehensive solution since there doesn't seem to be one elsewhere |
| Anonymous 2/15/2021 08:37 AM | Generally support. |
| Anonymous 2/15/2021 08:44 AM | I am excited about this plan and think it will be a big amenity to Boulder in general, and South Boulder in particular. People need to understand that this is CU's land, they have the right to develop. They have done a lot to offer |

recreational, open space and flood mitigation donations. The housing they propose is very needed for our community in general, and the more affordable the better, for the CU community of faculty, staff and students as well.

Anonymous

2/15/2021 08:47 AM

Oppose! Move the area to the jay road area. Overcrowding, traffic, loss of open space.

Anonymous

2/15/2021 08:55 AM

I am a wholehearted supporter of annexation and the CU South project. CU is the heart of Boulder and central to the Colorado economy. Building CU better will make Boulder and Colorado better. Building more diverse types of affordable workforce housing at CU South and allowing people not directly affiliated with CU to live there would increase my support for annexation. Stronger transit, bike, and ped connections along with a limitation on automobile parking at CU South would increase my support for annexation.

Anonymous

2/15/2021 09:06 AM

As mentioned earlier, I oppose the idea that taxpayers will pay to have the land elevated for this building project.

Anonymous

2/15/2021 09:07 AM

I have concerns about traffic and the disconnect to the university community caused by establishing housing in an awkwardly remote area of town. This is the type of decision that was made by universities 40 years ago. The city should be supporting university initiatives with higher density / lower transportation impact options. The university should not be wanting to isolate its community in this manner. Whatever compromises have led to this decision are disappointing. It is extremely disappointing that the safety of people in the flood plain is being tied to pressure to annex. Shame on CU for asking and shame on the city for caving.

Anonymous

2/15/2021 09:33 AM

As a homeowner in South Boulder, I generally support this and would like to see it proceed. I am excited about the university continuing to make itself a more attractive and better university. I am excited about the vibrancy this may bring to South Boulder, which on the whole is somewhat dull. I think this would be a boon to local commercial centers, such as Table Mesa, and perhaps it would inspire other businesses to develop in South Boulder. I am excited about the development of trails and flood mitigation. This is a great opportunity for Boulder and South Boulder, the city should move this forward and ignore the NIMBYs.

Anonymous

2/15/2021 09:36 AM

scale and transportation impacts are of concern. off campus housing geared toward staff and upperclassmen could be transformative, freeing up units throughout the city for families. including/supporting corporate stakeholder's DEI (diversity,equity,inclusion) goals/needs relating to worker housing would be a huge value add. and an opportunity to share costs.

Anonymous

2/15/2021 09:47 AM

Having a fair survey would have been a start.

Anonymous

This area should not be annexed for any type of development. Flood control

2/15/2021 09:55 AM

only.

Anonymous

2/15/2021 10:16 AM

I whole-heartedly support all of the elements of the proposed annexation

Anonymous

2/15/2021 10:41 AM

Flood mitigation.

Anonymous

2/15/2021 10:55 AM

I support housing, flood mitigation, and recreational access the most.

Anonymous

2/15/2021 12:11 PM

I support all elements of the annexation. It's a reasonable step towards creating the South Boulder flood mitigation plan that is long overdue. Residents' lives and property are at stake.

dogwalker

2/15/2021 12:16 PM

The entire proposal feels like it is being rammed down the throat of this City. Why isn't the university adopting more remote learning opportunities as are other major universities? The scope of development and the amount of people it will bring will bury South Boulder in traffic, light pollution, loss of natural habitat. More development that will not "pay its own way". What a huge disappointment this is; where is the leadership at both the City and the CU level? This is a floodway and mitigating future floods should be the most important discussion here, not "ball fields and frisbee golf" or "coffee shops and small grocery stores".

Anonymous

2/15/2021 12:36 PM

I support AFFORDABLE housing for faculty and staff

Anonymous

2/15/2021 12:43 PM

Generally support

Anonymous

2/15/2021 12:46 PM

As a CU Boulder staff member, I'm excited that I someday might not have to commute 50 minutes each way to get to work. I'm actually more concerned about how inflexible the Boulder community is being about the whole issue. Towns have to grow and change, and the approach CU is taking seems focused on making sure that growth is undertaken responsibly.

Anonymous

2/15/2021 12:49 PM

I am ready for you to move forward with annexation and think the plans sound great.

Anonymous

2/15/2021 12:54 PM

i support the inclusion of open space, and the limits on building height.

Anonymous

2/15/2021 01:06 PM

Totally, completely OPPOSE annexation. There is no need to do this for flood mitigation. It is just slowing down the process. CU seems to think they here Boulder over a barrel. We need to just take the land needed to protect our citizens and then We can talk about annexation later.

Anonymous

2/15/2021 01:12 PM

Possibly of affordable housing for staff in Boulder.

Anonymous

2/15/2021 01:14 PM

I am very concerned that delusionally obsolete FEMA maps will be used to justify very inappropriate building and inadequate retention areas.

Anonymous

2/15/2021 01:18 PM

Providing affordable housing, and thus limiting travel miles for CU affiliates is a green and equitable approach that should be considered.

Anonymous

2/15/2021 01:25 PM

I believe in preserving open space and areas for outdoor recreation, and in sustainability and low environmental impact. I hope that any development that does occur will take these things into account.

Anonymous

2/15/2021 01:36 PM

Support - residential housing Concerns - making this about convenience of the current property owners nearby instead of needs of CU community
Increased support - fighting the ban on height limitations, allowing for co-op housing/larger number of unrelated people to reside in a home to allow for more affordable housing, allowing for tiny homes/safe, overnight van parking in public access areas if affordable housing isn't achievable

Anonymous

2/15/2021 01:50 PM

except for the flood mitigation and trail access I oppose the annexation of the land

Anonymous

2/15/2021 01:50 PM

I am most concerned about the destruction of wildlife habitat, which has not even been mentioned in the survey. Maintaining habitat for prairie dogs, raptors, and other prairie species is so important as too much development has already taken place (and is already in process).

Anonymous

2/15/2021 01:58 PM

I was priced out of Boulder and am seeking employment elsewhere after a decade of service because there is no option for affordable housing for nontraditional families in Boulder and the commute is insane most days pre-COVID. I strongly support AFFORDABLE housing for employees and I strongly support AFFORDABLE childcare/daycare because CU currently doesn't support employees in this area like other universities. I think those are the most vital uses for the space.

Anonymous

2/15/2021 01:59 PM

I am not supportive of developing CU South. There is ZERO excitement (in a positive sense) from neighbors.

Anonymous

2/15/2021 02:00 PM

Flood mitigation is key. Lives are at stake. This needs to be addressed ASAP!

Anonymous

2/15/2021 02:03 PM

Love the publicly accessible open space and trails and off leash dog walking area. Hope that Pickleball courts are installed as this is the fastest growing sport and all ages love to play it...good for families as well as seniors.

Anonymous

2/15/2021 02:16 PM

Strongly support. Need flood motivation and thankful that CU is partnering with city. Glad they are keeping development to only a portion of land, look forward to their responsible development to ease affordable housing for CU

staff and older students

Anonymous

2/15/2021 02:24 PM

Generally support for the purpose of using the land for flood mitigation.

Anonymous

2/15/2021 02:25 PM

See earlier comments.

Anonymous

2/15/2021 02:25 PM

I oppose development because of the negative impacts on those who live nearby and will suffer from traffic, more students and flood danger

Anonymous

2/15/2021 02:35 PM

1) Negotiations around flood mitigation should be separate from plans for annexation of property CU wants to develop in the future. Flood mitigation is of critical concern to the entire community. CU should be as concerned as the rest of us in taking action to protect the entire community from future floods. 2) I would like to see CU behave as though they are concerned about possible future flooding and actually want to help by finding a reasonable way for flood mitigation plans to go forward using some land that they currently own. Instead, it appears that they are interested only in how they can use the current circumstances to benefit themselves and to take advantage of the city. 3) CU is not ready to present development plans, so they need to agree to postponing the consideration of the annexation of the portion of their property that is not necessary for flood mitigation. Or, they need to cede power to the city --into that same future--to approve or deny any plans they present in the future. It is wrong for us to be in a position to list restrictions based on what they "might" do, losing essential power of approval over what they actually do (especially wrong to put ourselves in that position!) 4) I am very concerned that Boulder staff are not adequately negotiating on behalf of us--the citizens of Boulder. I see city staff capitulating more than negotiating. When CU says they want all of their property annexed in order to agree to help with flood mitigation, that is their negotiating position. That is not God given fact. CU can only hold us hostage if we let them. Please negotiate for us!

Anonymous

2/15/2021 02:41 PM

As stated above, being a Boulder resident and affiliated with the University, I believe the continued vitality of the University will depend on providing affordable housing close to the University for students (primarily graduate students and postdocs and their families), staff, and faculty. With that said, the University should work with the local community to ensure its concerns are taken into account, but not to the extent that the local community's objective is to thwart development of the site altogether.

Anonymous

2/15/2021 02:42 PM

It has been suggested that my department may be moved to the South Campus. I am extremely concerned about transportation to/from the South Campus.

Anonymous

2/15/2021 02:47 PM

I support the annexation because it is an opportunity to add housing and resources that will benefit the whole community.

Anonymous

2/15/2021 02:51 PM

Adamantly opposed to proposal as it now stands.

Anonymous

2/15/2021 02:51 PM

i am excited at the possibility of more CU Boulder community members being able to live in the city. I am sad that it will require some destruction of open space but as much as I love it am grateful there's something meeting this huge need. And grateful the campus is working to preserve some open space.

Anonymous

2/15/2021 02:58 PM

Support -- Flood Mitigation without major city expense. Concerns -- Traffic, Building Heights, Cost to City, Density, Gate-way to City impression

Anonymous

2/15/2021 03:08 PM

I'm supportive. I believe additional housing units should be built beyond the 1100 in the plan.

Anonymous

2/15/2021 03:12 PM

I'm concerned that the university will be able to ignore municipal requirements that would otherwise apply simply because it is a state entity.

Anonymous

2/15/2021 03:34 PM

I do not support annexation in any form. The results of this development will all be negative: 2 endangered species will lose their habitats, traffic will increase in the neighboring areas which will decrease property values, the taxpayers will be forced to pay tens of million dollars to provide fill dirt and CU will have the ability to develop this land without input or oversight by the city.

Anonymous

2/15/2021 03:47 PM

DO NOT ANNEX! DO NOT FOIST TENS OF MILLIONS OF DOLLARS OF EXPENSES ON CURRENT BOULDER RESIDENTS TO RAISE THE LEVEL OF CU's PROPERTY AND PROVIDE THEM WITH INFRASTRUCTURE. I will support ONLY restoration and preservation of a natural-like floodplain.

Anonymous

2/15/2021 03:47 PM

I generally support the proposal, providing there will be no reduction in the distance of unpaved trails. Height limits in line with the rest of Boulder are also very important to uphold.

Anonymous

2/15/2021 03:59 PM

Generally support annexation as it might give the City a bit more control of the University. My concern that we make it impossible for the university to construct an unconnected enclave of university housing. Because of its location at the city edge, this development needs to be fully integrated into the fabric of the Boulder community.

Anonymous

2/15/2021 04:06 PM

The way I see it something like the current state of affairs has been building for decades. It's never been a question of if something like this would occur it's more of a question of when it would occur. From my perspective looking at the history of the property the city of Boulder demonstrated either a high level of rigidity, arrogance, stupidity or a combination of these characteristics when they chose to continually block development of the property, by Flatirons inc. while demonstrating an unwillingness to purchase the property for flood mitigation, and recreation. When people, government, or corporations are unable to negotiate a reasonable alternative for all parties

then those that need to deal go to another party. The City of Boulder should have known this was coming without it even being off on the horizon. They unwittingly allowed the property to become the target of a different government entity, a bigger or more dominant player - the State of Colorado in this case specifically CU. When CU purchased the property they effectively relieved the City of Boulder of many options and a big chunk of power, control, and the ability to purchase the property themselves for a much more reasonable price! The city of Boulder, which had been buying up tracts of land all around the city for several decades should have made this property one of their prime targets for acquisition! Yet due to the characteristics listed above (granted it's not an exhaustive list) the city of Boulder has put the property owners, residents, and neighborhoods of south Boulder in a position where WE are now going to have to pay the price in terms of environmental impact, air and noise pollution, congestion, and above all quality of life, for the city's ill advised choices and lack of vision related to choosing NOT to buy this property when they had the opportunity. Personally, I haven't been aware of a poorer set of decisions on the part of the City since the 90's or early 2000's, when they had to pay an employee for civil rights violations! (Boulder had violated her freedom of speech, then bullied and gone after her, when she had worked with police to catch another city employee for being a "peeping tom" in the NBRC. (Yes Boulder protected the "Creeper" and effectively shut the whole case down while retaining the creeper on the city payroll, and paid the whistle blower, who sued the city for violating her civil rights- for not allowing her voice to be heard.) that's our "ethical, socially just, and honest" city standing up for its employees and citizens again! But I digress! The way I see it, none of this is right for the residents of South Boulder! Boulder hasn't developed a good solution because they essentially blew their chance! So now doing the right thing to protect quality of life here will cost them a much higher price than it would have in years past! AND I don't think they'll do it because that would mean they were publicly admitting they'd screwed up before by not doing the right thing! Now they've got a bigger player they've got to address that also has demonstrated their own level of hypocrisy related to what they say they want when their values and ethics would appear to create a barrier to their ends! To go further I'm totally pissed about the myopic one dimensional simplistic way that the "questionnaire was written! Who wouldn't say "Public access to amenities provides a good benefit to the community." But for goodness sakes if you put the whole thing into proper context what you are "offering" south boulder residents in this whole "deal" stinks! Chris Beckman Martin Acres resident, and resident of Boulder for over 30 years

Anonymous

2/15/2021 04:10 PM

I'd like to see less emphasis on development and more on natural open space; all development should be single-story.

Anonymous

2/15/2021 04:28 PM

I support Flood Mitigation. PLEASE Don't make this area another Rec Center with its assorted fields. There's enough in Boulder already. Frisbee golf and parcourse already exist in SoBoulder and it's not overcrowded. Accessible

paths are nice but we should not destroy this area using concrete paths. No more dog parks. Very limited housing. Affordable housing would be nice but don't want CU to buy their way out of providing it. Need to keep this area quiet, stay true to Open Space so no retail. Increase my level of support by concretely addressing the transportation challenges, specifically cars/trucks. Can't make people take buses and bikes, even in this educated community and especially not in this economically privileged society.

Anonymous

2/15/2021 04:48 PM

Generally Support

Anonymous

2/15/2021 04:55 PM

Keep walking and biking areas included in your plans.

Anonymous

2/15/2021 05:07 PM

This has been a long project for the city, and I'm glad to see it moving forward.

Anonymous

2/15/2021 05:08 PM

Also concerned that limitations placed on CU will not translate to a new owner if CU decides to sell the land once it is annexed. Or would the City have more oversight at that point?

Anonymous

2/15/2021 05:11 PM

Walking paths and running track.

Anonymous

2/15/2021 05:13 PM

Flood mitigation now - if not sooner! From what I've read and heard, I'm very much more laissez-faire than most neighbors are about CU's other plans for the land.

2/15/2021 05:37 PM

I'm very excited about the additional housing targeted for faculty, staff and students. This will lessen pressure on existing neighborhoods like Martin Acres and Table Mesa. Boulder has to have more affordable options.

Anonymous

2/15/2021 05:52 PM

Generally oppose. Not only is vehicle access on and off of Table Mesa, US 36 and Broadway already maxed out, the idea that a huge section of So. Boulder will bear impacts so that one small neighborhood can be protected MERELY from a 100 yr flood event is ridiculous. On the surface, Flood Mitigation seems like a worthy cause, but so limited and at such a cost-- both to Open Space, nature, traffic, to each of us fiscally. If developed at all, the CU development must be limited to only the 88 acres originally agreed to. Other impacts must be limited-- traffic, lighting, noise and pets. There must be some provision for permanently affordable housing.

Anonymous

2/15/2021 06:00 PM

Support additional housing

Anonymous

2/15/2021 06:08 PM

This development will not be good for the surrounding "affordable" housing for families. The problems that we have with crime, traffic, noise, derelict rentals, and transients would only be compounded by this development.

Anonymous

2/15/2021 06:29 PM

Housing! My husband and I both work at CU and pay rent for a small apartment in South Boulder. Our biggest dream is to own a home (we have a child too). We want to live where we work. Would the housing be temporary or permanent?

Anonymous

2/15/2021 06:51 PM

I feel the plan strikes a good balance between the desires of CU and those of the local community of which I'm a member of both.

Anonymous

2/15/2021 08:08 PM

City Council should get their grubby mitts CU property and let CU decide what is to be done with their land!

Anonymous

2/15/2021 08:09 PM

Generally oppose

Anonymous

2/15/2021 08:11 PM

I don't like the idea of bringing in fill for ground elevation. Has the option of putting structures on stilts been explored?

Anonymous

2/15/2021 08:19 PM

When I drive home on U.S. 36, I want to see open space to the south with the Flatirons rising above the strip of city below them. No massive CU buildings.

Anonymous

2/15/2021 08:21 PM

I have concerns about the housing being proposed. Even with the multi modal transportation consideration, this property is in what is likely already the busiest confluence of vehicle routes in Boulder; Table Mesa/S Boulder Rd, 36, Foothills, Broadway/93. An increase in housing must be accompanied with robust transportation options, and CU should be responsible for ensuring students have robust options to get to campus without a car.

Anonymous

2/15/2021 08:26 PM

Housing and expansion of open space trail network

Anonymous

2/15/2021 08:47 PM

I somewhat support it. I would seriously like the City and County to require CU to build this as a Net Zero Energy campus. That would put my support through the roof. We know they can raise the money for it and use it for good publicity for decades. I am also concerned about transportation to a from the facility - how will it be provided and by whom?

Anonymous

2/15/2021 08:52 PM

I am very happy about the donation of land for flood support, and hope that CU is able to build more housing to help accommodate its students & alleviate some stress on existing housing.

Anonymous

2/15/2021 09:20 PM

I am against CU development of this area.

Anonymous

2/15/2021 09:55 PM

I am sad that we have not considered other sources of funding so that, while attending to this important but long term project, we can also address the rapid gentrification of the town which is robbing it of its core competitive advantage: a diverse and dynamic citizenry.

Anonymous

2/15/2021 10:18 PM

Am excited to add to housing in Boulder. I believe its very important both environmentally that we enable short and non-car commutes by providing housing in Boulder, and additionally, it makes it possible for people to live in the city they work in, which improves quality of life for them I believe.

Anonymous

2/15/2021 10:26 PM

Generally support. Want to provide more housing in Boulder so people don't always have to drive into the city. Flood mitigation is very important as well. Also I love mixed use paths in and around Boulder.

2/15/2021 10:36 PM

I'm excited about the potential for smart transit oriented development that works with our city's goals.

Anonymous

2/15/2021 10:55 PM

Support would be given to putting these University needs in a less congesting part of the City/County & without the grave, irreversible impact upon this micro-ecosystem & its intimately connected/neighborhood ecosystems

Anonymous

2/16/2021 06:16 AM

I'm glad this land is being considered for housing and not a large sports complex. I am concerned that we are annexing this without any plan to review. I am also very concerned about the environmental impacts and the cost to the city. I understand the land donation, but with what the city is giving up I'm not sure it's worth it.

Anonymous

2/16/2021 06:18 AM

generally support

Anonymous

2/16/2021 06:19 AM

support

Anonymous

2/16/2021 06:23 AM

generally support

Anonymous

2/16/2021 06:27 AM

I oppose changing it

Anonymous

2/16/2021 06:50 AM

Explain how the new South Campus will be integrated with the rest of the campus and avoid replication of the automobile dependent fortress-like isolation of the main campus from the Boulder community.

Anonymous

2/16/2021 08:02 AM

I would generally support if the predominate use is residential and the University complies with city standards

Anonymous

2/16/2021 10:14 AM

Any development or changes of the property should not be at the expense of endangered species and

Anonymous

2/16/2021 12:35 PM

I'm glad that open space is being negotiated as my family enjoys CU south immensely today. I'm mainly concerned about the higher concentration of people in the area (traffic is already busy in our neighborhood and we have two children who like to play out front) and the impact to traffic. As an

example, it is already almost impossible to turn left (south) onto south 46th street from Table Mesa today. I'm also concerned it might lower our property value

Anonymous

2/16/2021 02:45 PM

I am concerned that housing will be left out and open space preferred, meanwhile there is a housing crisis in Boulder. I believe the flood mitigation is very important, but the second priority should be making it possible for university staff and students to have affordable housing

Anonymous

2/16/2021 04:12 PM

I support adding outdoor rec opportunities but do not support the development of the land for housing or commercial purposes.

Anonymous

2/16/2021 07:14 PM

Remove CU campus from area

Anonymous

2/16/2021 07:52 PM

I oppose: the traffic that will result in Martin Acres and S. Boulder, the loss of floodplain, and the reduction in open space with good hiking and biking trails.

Anonymous

2/16/2021 08:34 PM

oppose, because it is an important entrance to Boulder and once CU destroys it, it will be gone forever.

Anonymous

2/16/2021 09:46 PM

No development

Optional question (724 response(s), 231 skipped)

Question type: Essay Question

Q20 | If you have additional ideas about the annexation that haven't been shared in responses above please add them here.

Anonymous

1/13/2021 01:00 PM

There are other places that would be more appropriate if CU really needs to expand.

Anonymous

1/13/2021 01:06 PM

Require inclusion of a no net increase in vehicle trip generation commitment in the annexation agreement.

Anonymous

1/13/2021 01:32 PM

Are there opportunities for solar power?

Anonymous

1/13/2021 01:42 PM

IT STINKS!

Anonymous

1/13/2021 02:03 PM

First, I strongly urge all involved to systematically evaluate equity, accessibility, and racial justice throughout this process. Second, I have wondered if annexation commits CU Boulder to developing this land. If not, is

CU Boulder allow to sell the land after annexation?

Anonymous

1/13/2021 02:21 PM

Please consider upstream flood mitigation alternative that would not require a huge ugly wall along Hwy 36 and consider a land swap so CU could build in an area that is not a natural flood plain and in an area that does not have many endangered species

Anonymous

1/13/2021 02:37 PM

Need to have a bike connection to US 36 trail and connector to frontage road NE of site across 36. Need better connection to Park and Ride from site.

Anonymous

1/13/2021 02:40 PM

Pedestrian ccessibility for recreational use is currently unsafe, requiring negotiation of crossing up to 4 accesses/exits from/to HW36, let alone crossing Table Mesa as buses/car use Parking garage area, and intersection of Foothills HW and Table Mesa.

Anonymous

1/13/2021 02:54 PM

The site distance from the main and east campuses means that the proposed development is born of desperation rather than common sense.

Anonymous

1/13/2021 03:02 PM

Boulder, this is a great opportunity to HELP CU - by far your largest employer. Give a little ground on height restrictions - this is not in the Center of town. Help them create a special place for residents, and small events, and sports/recreation, but at their cost. I oppose the City taking the extra 44 acres because this is an area you can require CU to use as open areas and the city won't have to take care of it. Save that sort of thing for other properties where there is no opportunity to make the land owner care for a property.

Anonymous

1/13/2021 06:14 PM

Be careful. This is a big property. I ride my bike all the time & know exactly where this is, plus being in tennis community, I know that side. Plus, I also know that Rally Sport's will loose space in a few years, meaning Boulder has very few swimming pools & the the rec centers suck as far as locker rooms/heat

Anonymous

1/13/2021 06:36 PM

Don't do it!

Anonymous

1/13/2021 06:46 PM

We seem to be trading away all our leverage. I really suspect we're being out negotiated in our eagerness for more housing. CU knows that Council will make huge concessions in exchange for housing and they're very effectively using that tendency to their advantage. My money is on CU coming out well on top in this matter because they don't give much ground in their negotiations. They just seem to wait out the city until Council sees it their way.

Anonymous

1/13/2021 06:49 PM

This is not a transparent process. This survey is not valid and full of loaded questions.

Anonymous

1/13/2021 07:16 PM

Do not, I repeat, DO NOT do this annexation. It is totally inappropriate for the city to spend this much money helping CU develop this site.

Anonymous

1/13/2021 07:28 PM

Why are the residents paying for this?

Anonymous

1/13/2021 07:57 PM

Mother Nature doesn't give a damn about studies. Flood mitigation might help, might not - people are fooling themselves. It would be cheaper and more effective to buy all of Frazier Meadows and move it! (check the numbers).

Anonymous

1/13/2021 08:27 PM

Thanks for asking. Has the city asked the university for its growth plan and whether or not it actually needs this property? Can the university support privately funded housing nearer to the campus and not build in green fields? How big is the university trying to be and do they fit in the community?

Anonymous

1/13/2021 08:57 PM

I don't like to tell folks what to do, however CU is contracting due to the basic closure of the main campus. They can "expand" on their 3 other campuses which have a far smaller proportion of students to community residents population than BO. If COB is serious about flood mitigation, they ought not support CU when they have decades of impact and repairs in arrears, due to the effect on urban fabric in Boulder from their expansions that have made housing costs and land value rise irreparably ALL OVER THE CITY. Housing on "CU South" can not be considered in a vacuum, absent of COB in the urban footprint. All this expansive activity spilling all over into Boulder has for example, rendered Google empty. That and all the other, not even yet built office spaces including Macy's. Let them "expand" at Google. This is just the short of it, just the beginning: Boulder's population is 107 K with 36 K CU students including only 6549 post graduates. The whole population of Boulder in 1950 was 20 K. There are 67K students in CU's system in 2020. Breaking that down, Colorado Springs has 668 K pop. with 12 K students. Denver has 2.827 M pop. with 15 K students and the sprawled Anschutz Medical Campus, 15.3 miles away in Aurora, has 4.5K students. These are where the campuses should expand, if at all. At a 15 Dec. "CU South" annexation office hours meetup, I argued the the need for resolution of this disproportion between city population and student population. Francis Draper, senior strategic advisor for Public Policy and Community Relations at CU responded that Boulder is the Flagship campus, which means it is the first, most known and gathers most support from the state. She said it is the research campus. Therefore, CU could repurpose the Boulder campus to it's true research status. CU South is not necessary, the Boulder campus needs a demographic update and to move the vast majority of undergraduates (numbering 29 K) to Denver or the Springs. The post graduate architecture and environmental design campus which is presently separated, could be relocated from Denver to Boulder. An Institute of Integrated Land Use, Architecture and Urban Design, Building and Atmospheric Sciences/ Climate Change could be initiated, in acknowledgement of the international demand for affordable housing in an unprecedented global economic crisis. There would be plenty of room once the undergraduate space is relieved. These are the kind of changes Boulder should concern itself regarding negotiations with CU. Ironically "affordable housing" is precisely what CU wants on the

alleged "CU South" property. Unfortunately, it is Boulder's job growth and compensatory affordable housing demand that continues a cycle of creating more service low paying jobs generated from that very affordable housing that drives up the jobs/housing imbalance and commute and transportation impacts to carbon footprint. More importantly, they could create a full campus the size of the present one on CU South. In any case, the city has no rights so far extending further than the height limit and utilities on CU South. CU is revising their budget post-COVID. A better use of their funds would be to sell this property. There's no remote reason CU should be expanding at all in a contracted economy, much less at a place as tiny as Boulder. And the COB should not be inflating the value of that property with another annexation when they are already burdened with Gunbarrel where they are hard-pressed to fund adequate infrastructure and services. Also they could buy the Goggle offices, deserted because of the pandemic. At a CU South "community briefing" on 11 Dec. an official from CU said that it was the City that came to CU for annexation ahead of any intended development because they (the City) want some of the property for flood mitigation. The City would do well to re-think Alternative 6, keeping the stream in the stream for a 500 + yr. event by dredging out and channelizing the alluvium instead of the invasive, expensive and risky 100 yr. event upstream study and dam that the citizens are paying for. This would relieve any misguided perception that it is the City that wants annexation at "CU South". Most importantly, it's outrageous that the COB should spend millions on a quantity of fill dirt taking up the height of a 20-story building with a footprint the size of a football field so that CU can expand. It's not so ironic that Dick Tharp, who was at the time CU's athletic director and director of Liquor Mart actually served as counsel with Flatirons Gravel that resulted in a \$5.4 M discount from \$16.4 M on the appraisal for the purchase of the property in 1996 for \$11 M, already inflated from a true value of \$9 M. We've plenty more demand on funds for the other 15 drainage points of flood risk and potential permanent damage from backup to the main sewer treatment plant in the next flood event. That wouldn't fare well for CU either. Keeping the stream in the stream starts on SBC between Highway 93 and US 36 where the flow would be redirected from the low spot where in a flood it diverts from the main stream along the west side of US 36. Some endangered jumping mice are in that juncture but could be relocated up the hill south of the stream, a simple flood-proof safe area in the neighborhood and of much less impact to them as well as many mice below this point that would be saved. These alternative studies like the upstream detention cost the city itself in times of a pandemic. Keeping the water in the stream is intuitively cheaper and allows for phasing and adapting for future climate change impacts. A composite revised Alternative 6 would carry the floodwaters from 93/S.Broadway to Boulder Creek in the area of Valmont Rd. This saves a lot of homes along the corridor that ideally would never have even been built due to flood risk, but now need mitigation. Post your "survey" for all the public to see, but you better have a good rebuttal because I can guarantee you that my reflections will be spread all over town into every nook and cranny. Lynn Segal 538 Dewey Boulder CO 80304 303-447-3216

| | |
|---------------------------------|---|
| Anonymous 1/13/2021 09:16 PM | Seriously explore eminent domain again so that downstream 500-year floodplain mitigation can be done without compromise |
| Anonymous 1/14/2021 06:20 AM | Will you protect the nature of the upstream community? It is not in the city and in 2004 you proposed taking homes and properties. |
| Anonymous 1/14/2021 06:44 AM | Save our open Space!!!! |
| Anonymous 1/14/2021 09:38 AM | Stop discussing with CU. We don't want them in this location. Be upfront and tell them to expand elsewhere. |
| Anonymous 1/14/2021 10:43 AM | Stop wasting taxpayer money pretending to care. You are not fooling anyone and it is actually insulting. |
| Anonymous 1/14/2021 10:47 AM | Yes. The process on this has been despicable, dishonest, and sad. Piling b.s. upon b.s. onto citizens about CU's "wonderful generosity" and how much they're "giving to the City" without a single breath of the tens of millions of dollars that the City will have to pay as part of the annexation, is so reprehensible as to warrant recalls of the City Manager, and the staff that are associated with this massive lie to the public. I'm sure there are some investigative journalists who'd be very interested in how the City sold out to CU and has acted as nothing less than dishonest PR skills for CU, to the detriment of the public you're supposed to serve. Shame, shame, shame. |
| Anonymous 1/14/2021 11:47 AM | Please protect as much open space as possible in this area!!! |
| Anonymous 1/14/2021 12:11 PM | A land swap to move this whole CU program to the north of Boulder would be an idea I would support. |
| Anonymous 1/14/2021 12:48 PM | This whole proposed development is deeply misguided, and should be abandoned. The University should develop somewhere else. |
| Anonymous 1/14/2021 12:49 PM | CU has not provided anything close to the level of detail that is typically required for an annexation plan. Boulder cannot annex sovereign CU's land without a knowing what will be built. CU has not negotiated in good faith. CU is giving up very little and Boulder citizens are paying millions and holding the bag. |
| Anonymous 1/14/2021 01:40 PM | Do a land swap for the land the city owns in North Boulder which is much better suited for development (not in a floodplain, won't additionally burden taxpayers with unnecessary spending, doesn't destroy habitat for endangered species and wont over burden South Boulder and adjacent neighborhoods with additional traffic congestion. |
| Anonymous | Thank you for your support and hard work |

1/14/2021 03:04 PM

Anonymous

1/14/2021 04:54 PM

Already stated, worth repeating, put the plans on pause until we see what Mother Earth, Nature, and all other as yet unknowable factors are clearer. We do NOT know anything with certainty at this time. Thank You!

Anonymous

1/14/2021 05:50 PM

I've heard the original purchase had zoning restrictions on the amount of development that were much more restrictive than anything now being planned. Those restrictions should not be relaxed.

Anonymous

1/14/2021 06:13 PM

I don't know how to make this any more clear but fuck these plans and fuck the students. They have enough housing and enough facilities. We want our open space, and I hate whoever is responsible for this plan. I am pissed off.

Anonymous

1/15/2021 08:11 AM

Please vote no. Why should we bend over backwards for CU?

Anonymous

1/15/2021 09:44 AM

Any kind of land moving or construction is going to cause a significant amount of noise and dust. Could be for weeks or months. The most disturbing is the back up beeping of many trucks and backhoes. Suggest using white noise new technology to reduce the amount of traditional back up beepers on site. <https://www.osha.gov/laws-regs/standardinterpretations/2004-09-27>

Anonymous

1/15/2021 11:02 AM

Please look into or utilize the plot of land in north Boulder.

Anonymous

1/15/2021 12:42 PM

I would like the annexation agreement to include some sort of requirement that CU prioritize development of its existing campuses, to the extent reasonable, before developing CU South. This would include constructing significant amounts of additional housing on the other campuses and at Will Vill, and using its land more efficiently (e.g., not as surface parking lots).

Anonymous

1/16/2021 02:26 PM

I am concerned about traffic routes in and out of the area. Will all traffic be routed in/out through Table Mesa?

Anonymous

1/16/2021 03:31 PM

Why can't the city stop this development. CU does not own this town.

Anonymous

1/16/2021 03:57 PM

PLEASE DON'T RUIN THIS AREA WITH UGLY BUILDINGS!

Anonymous

1/16/2021 09:25 PM

CU should be limited to the development of only 88 acres as originally agreed to in 1996. CU must be required to develop all of it's existing properties around Boulder BEFORE it is allowed to build on CU South. CU must establish a MAXIMUM acreage for its campus size and a MAXIMUM allowed population of students, faculty and staff -- so that it is clear that an unlimited, ever-growing campus and population will NOT be allowed within the city of Boulder.

Anonymous

1/17/2021 07:14 AM

If it goes through, which I fear it will, please ensure that the water/sewer tap fees are consistent with what new development is paying elsewhere in town. There is a comment buried in the documents about a 1997 (I think that year is correct) agreement laying out pricing for water/sewer. Impacts of climate change should be taken into account - do we have the capacity to add another 2k to 3k residents. This brings up a good question as CU says it will build 1,100 units with nothing about how big they will be. Lastly, please explore buying the property from CU and swapping it for another, better located, piece of land.

Anonymous

1/17/2021 08:41 AM

I think that the housing units should be required to follow the "affordable housing" requirements so that university affiliates who are forced to commute from out of town because of housing costs can be a part of the new community.

Anonymous

1/17/2021 11:16 AM

Thank you for gathering the community's feedback!

Anonymous

1/17/2021 03:09 PM

I commend both the City and CU for the cooperation it has taken to get this far. I'm weary of the complaints from community members who have nothing to lose if this fails but continue to oppose the annexation simply because of a decades-old grudge against CU. Please pursue this annexation with all haste!

Anonymous

1/17/2021 06:24 PM

Also, this questionnaire isn't really about getting our opinion - its to try to justify what the city officials and CU want.

Anonymous

1/18/2021 05:51 AM

DO NOT ANNEX THIS LAND.

Anonymous

1/18/2021 07:10 AM

This survey is tilted to favor development and does not give those who oppose a voice. I did not complete because I suspect the results will be used to justify development.

Anonymous

1/18/2021 08:53 AM

I worry that once the annexation happens, there will no longer be any further checks against unregulated development. Sure maybe there will be open space and parks and such at first, but after a few years the University will simply develop all of the land as high density student housing with buildings as tall as they would like. Why would this not happen? Is there anything in place to control the future of this land after annexation?

Anonymous

1/18/2021 09:46 AM

The city should do whatever it can to encourage affordable housing units as a part of the development.

1/18/2021 11:43 AM

A land swap: SBC floodplain property for Planning Reserve would be a much more viable plan: No flooding issues at the Planning reserve. Primary future use of that property is intended for housing. That fits. Lack of proximity to existing campuses is not the issue CU purports it to be. Perhaps a couple of minutes more from Planning reserve to main campus. No known threatened species at the Planning reserve, so probable impact will be limited to

construction of the flood mitigation, not any future use. CU's purported "not annexable" argument can be addressed and solved by the time CU has a broad brush development plan, which is still not defined beyond "late 2021 at the the earliest." CU's stance seems to be more stubborn than thought through. SBC development has some really high costs- most expected to be born by Boulder residents, before CU begins their work, and many costs have not been identified. Many may be unforeseeable until the plan is full developed: i.e., CDOT is still not engaged, and undefined liability cannot be identified until said development plan can be shared. Council and staff have also shown a stubborn streak in their push for annexation of the SBC property. Way to willing to pick up unknown costs for future development for "community benefits" and taxing Boulder citizens. (Call it a fee, but it doesn't fit Boulder's definition of "fee") Way too willing to willing to allow the adjacent neighborhoods to bear the developmental impacts. The only benefit the city should be concerned with is property for flood protection/mitigation. Buying the needed 80 acres might be an option. but CU's price for that property is based on neighboring properties- land that already has water and sewer access, roads, floodwater disposal plans and lit sidewalks. Fair market price should be based on other spent gravel pits in a floodplain, and if a deal still can't be struck, we counter CU's good neighbor claims with an eminent domain claim.

Anonymous

1/18/2021 12:08 PM

Scrape this questionnaire and try again.

Anonymous

1/18/2021 12:47 PM

Please do not annex this precious property. Buy back acreage to build the damn and don't annex. Let CU do a land swap and build in North Boulder.

Anonymous

1/18/2021 01:01 PM

Even though you have some good ideas, there would go another beautiful nature area! Took a walk over that way once. Have not been back in the 6+ years I've lived here. Too many with their dogs off leash...Can't imagine what it would be like with the development!...

Anonymous

1/18/2021 01:38 PM

Develop a real traffic plan to support development. Develop a parking plan for residents. Support a trails system. No large recreation facilities

Anonymous

1/18/2021 04:54 PM

this questionnaire did not fairly ask the underlying questions that citizens are concerned about. It did not ask if we should annex. It is biased toward the results that the staff want.

Anonymous

1/18/2021 05:09 PM

Here is my biggest issue, you do not listen to people in town, this is so evident with the fake poll you have here. You do not want to hear what we really think, you do not want to hear that this is a bad idea and that this land needs to be left alone. Not. one. question. asked us about the land there, what we think should happen. You have not even brought up that it will COST THE CITY. You have not asked the first question, should the land be annexed. My faith in this process, in you, the team involved in this poll, is so diminished. No one is even discussing the elephant in the room, as to WHY

DOES CU NEED TO GROW SO MUCH IN AN AREA WHERE WE REGULATE GROWTH? and that CU IS ONE OF THE MAIN REASONS HOUSING IS SO HIGH HERE IN BOULDER. And yet you ask us to just merrily go along with this. A, hey, Boulderites, like dogs and trails and if we say low income housing, and we say well CU will monitor traffic, we can get the answers we want. We use "goody words", did you have a consultant do a focus group on what would be the best wording to get the answers you wanted? Yea, I thought so. Your actions are what makes people hate the government. Thanks for causing me to have such disgust in this process.

Anonymous

1/18/2021 07:46 PM

OPPOSE!!! This is a completely disingenuous questionnaire that is leading people to answer with a positive response. Of course we want open space and recreational access, but not at the expense of massive amounts of traffic congestion, limited access to this area and a 30 million + bill for the citizens of Boulder to foot for putting in flood mitigation. I am pretty disgusted with how the city of Boulder, who is supposed to be working for its citizens, NOT CU, is handling this!

Anonymous

1/18/2021 08:03 PM

We can't wait for this great new addition to Boulder!

Anonymous

1/18/2021 08:42 PM

Please, just get this done or cancel the idea and stop talking about it. This project has gone on far too long.

Anonymous

1/19/2021 09:58 AM

Public art!

Anonymous

1/19/2021 10:56 AM

Please insist on one of the more robust flood mitigation plans previously presented to City Council, to prevent future flooding of the Frasier Meadows and Highway 36 areas.

james martin

1/19/2021 11:10 AM

I think this survey should have had more opportunities to show opposition to the project at CU South and asked about relocating it to North Boulder. Seems like a "push". type survey.

Anonymous

1/19/2021 11:59 AM

If you do have to build something, please please keep it outdoor recreation related!!

Anonymous

1/19/2021 12:14 PM

Keep it all flood plain and open space, m give it back to the city

Anonymous

1/19/2021 01:05 PM

I would rather see research labs there.

Anonymous

1/19/2021 01:09 PM

Leave it alone.

Anonymous

When is the city of Boulder and CU going to realize that they can't just keep

1/19/2021 01:24 PM

growing indefinitely? When are they going to start trying to live sustainably, instead of trying to perpetuate a capitalistic model of never ending growth? Growth eventually eats itself in a finite system, like we have on this planet. Will there ever be a day in Boulder when moronic transplants stop thinking they know what's best for Boulder and the surrounding community? The place was good enough for you when you moved here. So, it should still be good enough, as is, now that you live here. If not, leave!!!!

Anonymous

1/19/2021 01:47 PM

I'd like to see a major effort to incorporate multi-modal and/or alternative transportation modes which would add to Boulder's reputation as a world-class leader in those aread

Anonymous

1/19/2021 01:53 PM

.....

Anonymous

1/19/2021 01:58 PM

Only community gardens fit the area. All of the other proposed construction must be specifically approved prior to annexation - and if that can't be done, then put in the annexation agreement a binding requirement for city approval of any post-annexation development. There is simply no room for increased traffic. Are you aware of the 30X30 movement, to protect 30% of land from development by 2030?

Anonymous

1/19/2021 03:12 PM

Please require CU to install public art on the site.

Anonymous

1/19/2021 04:05 PM

I believe CU is missing the opportunity to be an example for the state. By developing and building a incredible piece of land. Only a few to none are left like this boulder. People come from all over the place to have a piece of Boulder, and CU is destroying it. I understand they say is for future CU needs... but PLEASE, they have the money to develop other areas where nature and families will be less impacted, this is too sad

Anonymous

1/19/2021 04:26 PM

I'm sorry, but I just don't believe CU should be able to hold the city hostage and not commit to a development plan. They have already reneged on promises made after the dark of night purchase back in '96. They have proven that what they say is not always what they do and they will act in their own interest in the decades ahead. How much will they really be bound by in these negotiations? It almost seems like a pointless exercise.

Anonymous

1/19/2021 06:37 PM

Why don't we let CU build in the north with a land trade in an area that is NOT a flood zone, and where this level of traffic can be accommodated?

Anonymous

1/19/2021 07:19 PM

This is a devastating proposal. Get rid of it and allow the area to remain open space as envisaged by the City fathers/mothers of 50-60 years ago. Get a City council that is responsive to its residents. Get a City council that will start by remedying the already horrendous traffic and noise in south Boulder. Get a City council that is environmentally responsible instead of kow-towing to CU and the "almighty dollar".

Anonymous

Don't do it.

1/19/2021 11:56 PM

Anonymous

Add an outdoor hockey rink !

1/20/2021 08:11 AM

George Craft

Perhaps this is identified elsewhere, but I wonder what is the impact on City services, both from a manpower and a budget perspective.

1/20/2021 08:26 AM

Anonymous

as mentioned, either buy the property from the university or do a land swap to do a CU-North development instead.

1/20/2021 12:12 PM

Anonymous

The CU stranglehold on the city is strong enough as it is, they cannot simply grow forever, they need to learn to live with the space they have now.

1/20/2021 12:16 PM

Anonymous

Please consider reconfiguring this questionnaire in a way that is not biased in favor of annexation.

1/20/2021 01:11 PM

Anonymous

Please City of Boulder leave it open space. Thank you

1/20/2021 10:20 PM

Anonymous

Share information on the progress and timeline as that will impact current employees.

1/20/2021 10:46 PM

Anonymous

Please regard feedback that you are receiving from the community about this. Many residents are highly opposed to plans that are being proposed.

1/21/2021 07:02 AM

Anonymous

I would suggest the university sell or swap the property for property with near the university or expand somewhere else. The Boulder City limits can not absorb this development. The development on the site will probably result in my family of alumni and longtime south Boulder residents to move from the area.

1/21/2021 07:34 AM

Anonymous

I'll say again that building in this location is a terrible idea. It's habitat destruction on a large scale. It will damage the surrounding community. It cements the suspicion that CU Boulder is being run as a for profit business rather than an educational institution which is incredibly sad to see. It also emphasizes that we are much more interested in developing natural areas than we are in fixing or improving the usefulness of our existing developments i.e. expanding out instead of revitalizing our city center. It's incredibly sad to see Boulder allowing this to happen. We've lost ourselves.

1/21/2021 08:33 AM

Anonymous

The university and city should designate the property as environmentally important. The CU Environmental Center should partner with the city to manage the property as an important environmental, climate, and community education resource for students and the community. Minimize buildings, maintain and promote natural land/wetlands/habitat/wildlife, have small gardens to support and connect students/university/community members,

1/21/2021 10:15 AM

| | |
|---------------------------------|---|
| | and have hiking trails for the community. It could be a perfect model for creating a university/community learning and environmental open space. |
| Anonymous 1/21/2021 01:33 PM | Listen to level headed folks! |
| Anonymous 1/21/2021 02:00 PM | Please act for the sustainable and environmentally responsible ideals that you vocalize. Refuse annexation. Avoid the temptations of greed. |
| Anonymous 1/21/2021 02:21 PM | LEAVE ALONE AS I HAVE SAID, THE MOST MINIMUM USE FOR YOUR FUTURE IS NOT NECESSARY , cu south is very well used as it is,, |
| Anonymous 1/21/2021 02:55 PM | Please continue to ask us for our perspectives, just because they might not all be what you want to hear, our perspectives are from valuable lived experience of other annexations, building projects, etc. CU had an oversize and indelible effect on Boulder, so we deserve to know what's going on and to have our voices heard. Thank you so much for this opportunity to provide feedback. |
| Anonymous 1/21/2021 03:34 PM | A daycare facility at CU South that is also open to the public would be of benefit. More childcare options are needed in Boulder, but also in this specific area of the city. CU's existing daycare program provides high quality childcare. |
| Anonymous 1/21/2021 03:46 PM | Ask CU to stop trying to screw over the city of Boulder and develop their facilities in places that could use economic development, like Denver and Colorado Springs. |
| Anonymous 1/21/2021 07:35 PM | Annexation should not cost the City ie the tax-payers a single penny, nor should they have access to City services like Public Safety/Fire, utilities, etc. These are budget items that require ongoing costs. |
| Anonymous 1/22/2021 07:53 AM | It's disappointing that after all of this time and energy that has been put into this, that this is the state of the situation. It must be hard to try and satisfy everyone, but it seems obvious that CU has the city and the council in the palm of their hands, using the flood risk as a reason to annex the land. That's backwards. Thanks for doing all of this hard work, but simply doing what CU wants is not the best thing for the city, and that's what appears to be happening. Please post results from this survey to the public in a way that people can simply read the results so that it doesn't seem processed or biased. Thank you for your time |
| Anonymous 1/22/2021 08:32 AM | As a CU employee I am familiar with CU's current enrollment numbers and financial situation. I don't think CU needs new residence halls any time soon. I think that CU is in bad shape financially and should sell the land to the city of Boulder for safe keeping, ideally as a land trust or open space that will directly benefit the residents just as it does now. |
| Anonymous 1/22/2021 11:05 AM | I am out of energy. JUST DON'T DO IT. |

Anonymous

1/22/2021 11:20 AM

The neighborhood above has enjoyed this open space for decades, don't let their "NIMBYism" get in the way. CU owns the land....let's develop it in a smart way

Anonymous

1/22/2021 12:42 PM

As a data scientist it is clear this is a biased questionnaire and not an effective means of gauging public support for or against this project. These survey results should not be used in any materials presented to the city or public.

Anonymous

1/22/2021 01:08 PM

I think your questionnaire is biased towards building.

Anonymous

1/22/2021 06:02 PM

love and appreciate the open space, just purchased a condo in the area and the idea of construction in my backyard for next 3-5+ years is a major detriment to what I love about this area - quiet, low traffic, a different slice of Boulder population (students, but not in same concentration as downtown). seems like it will also impact my property value in a negative way...

Anonymous

1/22/2021 06:59 PM

Thank you for this thoughtful and thorough opportunity to engage. I have been very impressed with the city staff throughout this entire process. What a feat this is, to be moving forward with annexation after so much time. Thank you for your exceptional work!

Anonymous

1/22/2021 08:34 PM

I believe that those that oppose this project are not familiar with all the facts. The fact that the City needs this land for flood mitigation, and the fact that the City needs more housing of all kinds, coupled with the fact that CU has the right to develop their property without much input from the City. Yes, they want City services, but I believe they're making a good faith effort to take the City's needs and goals into account.

Anonymous

1/23/2021 08:08 AM

focus on low scale development that the community would be happy about

Anonymous

1/23/2021 09:40 AM

This has dragged on too long. I believe CU should commit to a timeline and get the development done soon.

Anonymous

1/23/2021 11:52 AM

I strongly oppose annexation.

Anonymous

1/23/2021 12:17 PM

City must take advantage of this opportunity to protect south Boulder citizens.

Anonymous

1/23/2021 05:36 PM

This seems to assume support for the project which I think is false. No one wants this. Is council trying to force it through? I don't get it.

Anonymous

1/23/2021 05:46 PM

None, thank you.

Anonymous

1/24/2021 08:23 AM

The annexation if allowed to move forward should only allow for low density usage in line with the local neighborhoods and should ensure there is additional flood mitigation to counter the impacts of this additional development.

Anonymous

1/24/2021 03:47 PM

I think the city should stop negotiations for annexation and insist on establishing the flood issues and then address CU's development plans. When the city approves the development plans, then annexation agreements can be drafted.

Anonymous

1/24/2021 08:51 PM

After annexation is agreed to, CU can do what it wants. There seems no reason why CU couldn't totally disregard any city comments or reservations in future, as long as their plans are consistent with the guidelines, and city has no recourse. Best plan might be to use eminent domain and condemn the whole area for flood control, paying CU a fair market price for the land.

Anonymous

1/25/2021 11:27 AM

eliminate single family zoning and euclidean land use in the area. reduce car dependency.

Anonymous

1/25/2021 02:29 PM

Boulder Public Officials hold the trust of the taxpayers in their hands and the promise that the expenditure of taxpayer funds to avoid development will never be given or bartered away. Do not renege on that promise.

Anonymous

1/25/2021 05:39 PM

Keep the wetlands free of building. Keep the area as is.

Anonymous

1/25/2021 09:44 PM

I think this is a great opportunity to create a beautiful, mixed-use site that provides many benefits to the community. Thank you to city staff working hard on this project and great survey, very helpful for understanding a complicated project

Anonymous

1/26/2021 09:55 AM

A questionnaire that is not biased.

Anonymous

1/26/2021 12:59 PM

Just get it done.

Anonymous

1/26/2021 01:17 PM

A highway 93 - 36 connector makes a ton of sense though. Get bypass traffic out of the middle of South Boulder.

Anonymous

1/27/2021 08:05 AM

Do not use the lack of city jurisdiction to defy building codes, but do not build short buildings that cost more for maintenance than they make in the long run

Anonymous

1/27/2021 08:17 AM

dont annex. keep it as is

Anonymous

1/27/2021 08:32 AM

Land Swap!

| | |
|---------------------------------|---|
| Anonymous 1/27/2021 08:35 AM | Longmont and the surrounding cities have tons of unused space in the plains away from water. Build satellite campuses and stop cramping and draining boulder city. Plenty of campuses have a plethora of satellite facilities that bus people back and forth while utilizing underused already developed space without tearing up unmolested land. |
| Anonymous 1/27/2021 08:43 AM | This survey was weaker than a wet noodle. What will any of these plans cost the city???!? |
| Anonymous 1/27/2021 09:18 AM | Please keep this property as open space and do not develop it |
| Anonymous 1/27/2021 09:22 AM | I can see the surrounding neighborhoods being turned into yet more rentals for college students, since not many families want to live in the same areas as college students. |
| Anonymous 1/27/2021 10:31 AM | Drop the plan |
| Anonymous 1/27/2021 11:07 AM | Dog-friendly graduate housing would be great! |
| Anonymous 1/28/2021 07:17 AM | This survey is terrible. It seems like all of the decisions have already been made. There is no real voice available. |
| Anonymous 1/28/2021 07:49 PM | Hi, please let it be. Thank you |
| Anonymous 1/28/2021 08:18 PM | Please don't let the outdated fear mongering over views of the Flatirons keep us from providing housing close to the CU campus and making a flood mitigation plan that works for all. Lots of people WANT to live in Boulder, when they instead move to a bedroom community and drive in every day, it is the opposite of good environmental planning. |
| Anonymous 1/28/2021 08:50 PM | Flood mitigation efforts are paramount - flood damage is a potentially incalculable risk to Boulder and its residents, and CU. If a hazard is identified, and solutions are available, they must be acted on. To do otherwise is "gross negligence" and exposes Boulder to legal risks, and residents to extreme increases in insurance costs without recourse. Any failure to adequately plan for flood mitigation would be a betrayal of future generations whose lives and property will be at risk due to our inaction. |
| Anonymous 1/29/2021 05:37 AM | don't build |
| Anonymous 1/29/2021 12:10 PM | Seek a different site in north Boulder |

Anonymous

1/29/2021 02:44 PM

Increased traffic in south Boulder will become a nightmare for those who live and drive through this part of town. The City should develop metrics for an acceptable level of increased traffic and use that to determine the size and scale of development of the CU South property. It is unconscionable that CU is holding the City hostage on its flood mitigation efforts by demanding that annexation be tied with flood mitigation. The City should look into condemning the land it needs on the CU South property for flood mitigation - or seriously evaluate an exchange of that land with Area III land north of the City, which it does not appear that it has done.

Anonymous

1/29/2021 03:38 PM

I believe the "agreement " needs to be revisited

Anonymous

1/30/2021 09:09 AM

From the verbiage of these questions I get the impression that this is a done deal.

Anonymous

2/01/2021 03:20 PM

Just don't do it.

Anonymous

2/02/2021 07:15 AM

THIS SHOULD HAPPEN!

Anonymous

2/02/2021 09:03 AM

scaled down cu research park

Anonymous

2/03/2021 07:11 PM

This project is taking too long, lets get this thing rolling.

Anonymous

2/03/2021 07:42 PM

With the amount of resources spent on hiring RJH, why haven't we had a Citizen/Public input survey (on-site) for visitors and neighbors of the site?

Anonymous

2/04/2021 08:35 AM

The land should be returned to indigenous people that settlers stole the land from.

Anonymous

2/04/2021 08:45 AM

Why not demonstrate effective use of renewable energy for heating and electricity generation? Carbon farming could be integrated into the planning, too.

Anonymous

2/04/2021 10:50 AM

February 4, 2021 Dear Council, I am writing to express my strong opposition to the proposed annexation of CU South by CU Boulder, which would further degrade an already fragile quality of life in the adjoining neighborhoods of Table Mesa, Majestic Heights, Tantra, and Martin Acres, and encroach on the natural beauty and open space that Boulder has long advocated to preserve. As a native of Boulder, I have witnessed the extreme growth and overdevelopment of CU's main campus, in the last 40 years, as the administration has worked at a frenetic pace, like Pac-Man to gobble up nearly every available inch of greenspace on its 313-acre main campus with

ginormous building after ginormous building accessorized by ginormous parking lots to accommodate student traffic and athletic events. In its race to commodify and amenitize the university the administration has failed to seek or strike a balance between growth and development and what is reasonably sustainable for itself and the community writ-large. Boulder resident Jan Trussell, who lives in the Martin Acres neighborhood, laid out a thorough and sound argument why Council must reject CU South (Daily Camera, Guest Commentary, Jan. 9, 2021). I will try not to rehash her remarks but add the following points, which cannot be disputed, based on the realities of our economy and the current public health emergency: If we've learned anything from the pandemic it is that the current model for institutions of higher education will need to be more nimble and malleable, moving forward. According to EducationData.Org more students are foregoing four-year college institutions, with enrollment peaking in 2010. Some combination of in person and remote learning will likely be the new normal for many public and private colleges, universities and community colleges as budgets contract, enrollment continues to decline, and students way the costs, including student debt, versus return on investment. Approximately 74 percent of all undergraduates are "nontraditional" students. Meaning they're not 18-year-old social butterflies seeking to spread their wings outside the watchful eyes of their parents through a 20th century-style college experience filled with partying, drinking, attending weekend football games, and hanging out on the Hill. They're more likely to be financially independent, have children, and hold a full or part-time job. There are too many existing vacant rental properties, both residential and commercial, in Boulder for lease, sale, sit vacant, may soon be vacated or never inhabited, given the present state of the economy (WeWork, Google and its existing and former offices, as well as the Peloton, Two Nine North, the ginormous luxury developments on Pearl and 30th Streets, and a cluster of vacant office parks on Valmont, immediately spring to mind). With a little imagination and ingenuity the university could repurpose and rehab these sites to meet their needs, including to create affordable housing. Naropa University serves as a model for how an organization, regardless of size, can efficiently manage growth, with little to no disturbance to the community writ-large, environment, and infrastructure of our city. Even as a new administration that believes in science is working diligently to distribute vaccines, students – whether self-supporting or supported by parents – will continue wrestle with the financial and psychological impacts of the virus for the foreseeable future. This will lead many to attend school closer to home (90 % of CU's student population comes from out of state. Including international students, an aggregate that many public institutions depend on to pay full tuition. International students may also be hesitant to return to the United States, at least in the immediate future, based on COVID-related travel restrictions and any general concern they may harbor for their personal safety and security following the far-right white extremists attacks on the United States Capitol last month. As white nationalists and supremacists are the No. 1 domestic terror threat to the country. Finally, there is NO community benefit to CU South for the

residents of Boulder that do not already exist because of the pre-planning and thought of our forebearers with regard to open space, building height and density: Boulder has three state-of-the art recreational facilities that are supported by taxpayer dollars, which are available to the public for year-round use. Boulder also has a YMCA, an abundance of private gyms and yoga studios and, at least, two wholly adequate dog parks; and the running tracks at Fairview and Boulder High have always been accessible to the public. What do these facts add up to? That there is no logical, environmental, sustainable or communal need for CU South. If CU wants to be a good neighbor to the community of Boulder then it will need to modify and adjust the institution to meet the needs of a changing environment. In other words, be a solution not part of the ongoing problem. I implore you not to feed the beast and reject the proposed annexation. I have read numerous letters to the editor and guest commentaries in the Daily Camera, during the many years this proposal has been discussed and having talked to neighbors and friends I know my opinions are shared by those in our community.
Jennifer E. Mabry South Boulder resident

Anonymous

2/06/2021 07:47 AM

If we took expectations about flood mitigation out of the equation, how might this change the negotiations? Flood mitigation helps some people possibly, but as Gilbert White points out, it often leads to MORE SEVERE damage later on rather than less. I don't think we should spend lots of money on trying to prevent a flood here.

Anonymous

2/06/2021 12:43 PM

the lack of demographic questions in this survey isn't okay, especially given the city's supposed commitment to racial equity.

Anonymous

2/08/2021 08:28 AM

Please revisit the proposed land swap with the North Boulder parcel. Developing that area makes much more sense for the communities, City of Boulder and CU.

Anonymous

2/08/2021 05:35 PM

Thanks for considering my feedback.

Anonymous

2/09/2021 02:38 PM

Do not annex the site.

Anonymous

2/09/2021 03:05 PM

I support the concept of a land swap in order for the city to use the entire property for flood mitigation

Anonymous

2/09/2021 04:09 PM

I am very concerned that the high public cost of this annexation will fall on city storm water rate payers - which are property owners including tenants. It will burden low income renters, property owners on fixed incomes and will increase the cost of living in Boulder. Smart annexation negotiations do not burden residents or local small businesses. If terms are not clearly pre-determined it will lead to future strife between the University and city - which no one wants including those of us who are CU alumnus.

Anonymous

2/09/2021 05:49 PM

The city has suggested a trade, for the already annexed land out by Atlas Floor and Tile. The University has land by Williams Village that is available, already owned by CU and is annexed. The only people to mildly support this project are Boulder businesses that want student revenue. This could be accomplished by focusing this development in another part of the city that is NOT so controversial. PLEASE, Let's be thoughtful and creative, and protect this valuable and limited resource.

Anonymous

2/09/2021 07:47 PM

Please disclose anticipated daily bus trip count.

Anonymous

2/10/2021 11:45 AM

Please involve the local community as much as possible. I am a local precinct captain for the BoCo Dems and would be glad to work with CU to engage on this project and communicate our community's shared interests in this project. If this is planned well, it could be great for everyone, including neighbors (CU alumni) like me.

Anonymous

2/11/2021 08:44 AM

NO ANNEXATION NO ANNEXATION

Anonymous

2/11/2021 08:46 AM

Abandon the idea -- use the money being collected from other projects as "benefits" to construct affordable housing, establish a tiny home community with LOTS of trees, address what is supposed to be the City's highest priorities.

Anonymous

2/11/2021 08:47 AM

Make CU pay for the flood control work as a condition of annexation.

Anonymous

2/11/2021 08:47 AM

The city has an obligation to provide flood control to its residents. Most residents find themselves in new flood risk areas because of poor past planning decisions and approval of man made structures that caused flooding.

Anonymous

2/11/2021 09:50 AM

Community members in Boulder need to recognize that CU will continue to expand, no matter what everyone would like. It is inevitable, and has some community benefits that are not often recognized. What would Boulder be without CU?

Anonymous

2/11/2021 10:13 AM

I am opposed to the entire project. You are not presenting the real costs to the City tax payers.

Anonymous

2/11/2021 10:46 AM

CU should stop expanding in Boulder. It's large enough!

Anonymous

2/11/2021 10:50 AM

No thank you.

Anonymous

2/11/2021 11:23 AM

Land swap with north Boulder!

Anonymous

2/11/2021 11:50 AM

All neighborhoods should have nearby open space for people and the wildlife that usually lives here. That has been a longstanding value of Boulder. This development will significantly impact my neighborhood's access to open land. My property values, quality of air, traffic noise, traffic and safety are all likely to be negatively impacted by this huge development. The city of Boulder needs to stand up to the university's willingness to destroy the remaining quality of life the permanent residents here enjoy.

Anonymous

2/11/2021 12:01 PM

I'm against it. Really poor use of city resources in terms of benefits to citizens not affiliated with the University. A bell that can never be unrung.

Anonymous

2/11/2021 12:29 PM

When is the city of Boulder or CU (it's not CU Boulder) going to realize that growth can not go unchecked? We have to be living sustainably and end the City Council's and their developer friends' desires to continue to act just like cancer cells do.

Anonymous

2/11/2021 01:39 PM

My main idea about the annexation is that there should be no annexation. As I understand it, CU cannot develop this flood zone unless the city annexes the land because then CU would get no water.

Anonymous

2/11/2021 02:53 PM

Do not let CU develop this property

Anonymous

2/11/2021 03:54 PM

Having said all of that, CU has (so far) been a great steward of the land and a great neighbor and that is very much appreciated! CU does, after all, own the land and CU administrators should be commended for working with the city as much as they have. My family has lived immediately adjacent to CU's property since 1999 and we have nothing but compliments for CU so far. (But, obviously, my opinion will change drastically when the heavy construction machinery starts rolling in.)

Anonymous

2/11/2021 04:36 PM

Doing a full Environmental Impact Study

Anonymous

2/11/2021 06:58 PM

Please be realistic about how the land and campus will be used. Know that people will bring LOTS of cars, please accommodate for them. The spill over will be a disaster for the neighborhoods surrounding CU South. Think about where staff will send their kids to K-12 school and give money to those schools. Have free frequent and reliable bus service.

Anonymous

2/12/2021 08:27 AM

1. CU and the city could do a land swap using open space land where CU. 2. Better yet, CU should sell the land to the city as open space and buy the business park east of 55th and develop it instead.

Anonymous

2/12/2021 11:16 AM

one access and egress point seems misguided. can't wait for a flood or fire or emergency. that should be a mess

Anonymous

Williams Village is one of the ugliest architectural parts of Boulder. CU didn't

2/12/2021 03:22 PM

spend the money to make it blend in or have the beautiful Renaissance look of the red tile roofs and Lyons sandstone. They did not have to follow the height limitations and have blocked the beautiful views of their neighbors to the east. I imagine if CU builds housing there it will be another ugly eyesore. CU has their new motto..."Be Boulder". If they want to be Boulder they need to listen to the people that have lived here for longer than 5 years and learn about the history of this area. Growth is going to happen but let's be informed and knowledgeable about these decisions that we are going to have to live with for the rest of our lives and our children's and grandchildren's lives. Thank you for listening.

Anonymous

2/12/2021 03:41 PM

It's important that local residents do not wind up paying higher taxes to support this annexation. The annexation should prove beneficial to the city without cost the citizens.

Anonymous

2/12/2021 04:05 PM

It would be nice to have a medium sized performance hall/lecture space.

Anonymous

2/12/2021 04:10 PM

Listen to Ben.

Anonymous

2/12/2021 06:43 PM

Impacts to residents in surrounding neighborhoods; impacts to threatened and endangered species; reduction in habitat.

Anonymous

2/12/2021 07:00 PM

Keep the area as uncut as possible

Anonymous

2/12/2021 07:19 PM

none. a very balanced and well thought out questionnaire

Anonymous

2/12/2021 08:09 PM

There should be no restrictions on the construction of flood mitigation structures as long as they stay within the boundaries of the land specified for them.

Anonymous

2/12/2021 08:20 PM

no off-leash area

Anonymous

2/12/2021 08:23 PM

no

Anonymous

2/12/2021 08:30 PM

no opinion

Anonymous

2/12/2021 08:45 PM

get moving.

Anonymous

dog owners are already abusing the property, with way too many off-leash

2/12/2021 09:02 PM

dogs and dog poop not pick up.

Anonymous

2/12/2021 09:23 PM

At the very least the annexation agreement must prohibit any development which adversely affects the flood mitigation functions of the site. The University must agree to pay for any modifications of mitigation structures or areas necessitated by later University development which reduces the effectiveness of flood mitigation in any way.

Anonymous

2/13/2021 02:50 AM

Don't cave to CU!!!!!!

Anonymous

2/13/2021 08:51 AM

No annexation and no development

Anonymous

2/13/2021 03:07 PM

CU is a state entity. It will roll over Boulder as it has in the past unless it submits a detailed, concrete plan subject to the City's restrictions and approval. Don't kid yourselves, and, please, don't fuzz up the issues as you have in this questionnaire again.

Anonymous

2/14/2021 08:15 AM

The city's current decision to design flood mitigation against a 100-flood standard (rather than 500 year or more as it was previously) is misguided - a minimum design standard to mitigate against a 500 year flood (or more) and is needed in light of exacerbating climate disruption in which extreme hydrological events (rain storms driving flooding events) become ever larger in magnitude as well as more frequent.

Anonymous

2/14/2021 02:06 PM

No more vehicular traffic. Put on your walking shoes for entry into this area.

Anonymous

2/14/2021 04:03 PM

There are so few locations within the city for adding a significant number of housing units and CU generates great demand for housing so this represents a great opportunity that should be maximized!

Anonymous

2/14/2021 04:53 PM

Mis information/truth campaign is needed. Have more students and faculty use this as PRAXIS. We could build belonging to city and campus by having more research and dev by faculty/classes. Which is good for all of us.

Anonymous

2/14/2021 08:12 PM

There has been some understandable concern about what happens if CU were to sell/lease some/all of the property. That must be settled in the annexation agreement, with clear rules defining the types of housing that would be permitted.

Anonymous

2/14/2021 09:01 PM

No annexation...city should condemn area...use for saving lives...flood control

Anonymous

2/14/2021 09:09 PM

Please move the annexation ahead quickly, we need additional housing in Boulder.

Anonymous

The process needs to be speeded up and some final conclusion determined.

2/14/2021 09:17 PM

Eight years since the 2013 flood is too long.

Anonymous

2/14/2021 09:36 PM

City should renew the offer to buy from CU now taht the university is short on funds because of COVID. I realize that the city is too.

Anonymous

2/14/2021 09:54 PM

I am troubled by the editorial by Peter Mayer in the Jan. 30 Camera. (he is the co-chair of PLAN Boulder County). His concern is for the \$10 million to fill the floodplain. And I think (I have heard this often) that CU should not have had the audacity in the first place to build in a flood plain. But, since our only hope for flood mitigation depends on annexation...??

Anonymous

2/14/2021 10:09 PM

CU owns this property and should be allowed to develop it sensibly. They have been in communication with area residents and have promised public access for recreation and hiking. There seem to be people who live to the west who have enjoyed having the property as their private dog park and who have lots of excuses to cover the fact that they want NO development, no matter how responsible. Flood control should be more important their their selfishness.

Anonymous

2/14/2021 10:18 PM

At my advanced age, i won't live to see this happen in my lifetime.

Anonymous

2/14/2021 10:41 PM

a lot of double talk.

Anonymous

2/14/2021 10:59 PM

I would like to see as a condition of annexation the construction of an underpass / overpass or some other means to safely access the South Campus from Frasier Meadows and vacinity.

Anonymous

2/15/2021 06:35 AM

Plans should explicitly include walkability and/or low car density uses. New development should be made to reduce the need for car ownership, use, and storage

Anonymous

2/15/2021 07:06 AM

No

Anonymous

2/15/2021 07:27 AM

The City screwed up 20 years ago.

Anonymous

2/15/2021 07:34 AM

How does this project reduce our carbon footprint? Renewable energy use, electrification, reducing building energy use, increasing public transit, decreasing reliance on cars, improving traffic flow where we do have cars, etc.

Anonymous

2/15/2021 07:51 AM

Access from 93 to the site.....seems that this would help with access and traffic congestion issues.

Anonymous

An increase in CU housing means there needs to be a comprehensive

2/15/2021 08:23 AM

solution to solving houselessness in Boulder. No 30 day limits etc. No increased traffic whatsoever. Needs to be Boulder's first car-free zone. Public transit and bicycles make it work. Figure it out. Maybe CU develops its own rideshare/public transit hybrid. Electric vans exist. Figure it out. We put people on the moon. Figure it out. We were promised flying cars, how about you make a walkable neighborhood. Figure it out.

Anonymous

2/15/2021 08:44 AM

I hope you take in mind the overall needs of the Boulder community and not just that of people who use this area as their de facto large dog walk park, and open space.

Anonymous

2/15/2021 08:55 AM

CU should be encouraged to build the most sustainable building and land use possible. Net-zero and PassiveHouse construction techniques should be standard at CU South. Land use patterns that encourage auto-dependency such as abundant, free, and convenient auto parking, low-density land use, and incomplete bike, ped, and transit networks should be avoided at CU South.

Anonymous

2/15/2021 09:06 AM

The City and CU should consider a land swap for a more fitting location.

Anonymous

2/15/2021 09:07 AM

City should allow and encourage CU to develop closer to central campus. High density is a reasonable model. Concentrating infrastructure will build a stronger CU community, reduce impact to transportation issues and allow for development of services that support efficiently.

Anonymous

2/15/2021 09:47 AM

I've heard that the traffic study was misleading. I haven't actually read the traffic study but people are saying that it states that traffic has not increased in the last decade in Boulder (Table Mesa Dr.) I live near Dartmouth/Broadway and rush hour weekdays the turn lane off of Broadway onto Table Mesa is sometimes backed up all the way to Dartmouth in a big traffic jam. This was absolutely not the case a decade ago. The traffic study should be suspect (which apparently took it's data after CU was closed, during Covid with so many things closed, etc.). I would urge the city to get another company to do the study and examine data from maybe 2 years ago pre-Covid if available. Using good data is only fair.

Anonymous

2/15/2021 10:16 AM

It is incredibly frustrating that the City has done so little to validate the University's willingness to honor the City's request that it file the Annexation Petition to address the serious flood mitigation issues. It has allowed the University to be trashed by the public and wrongfully characterized as just another greedy land developer. This is shameful

2/15/2021 12:16 PM

I oppose this annexation. The City has power here that it seemingly REFUSES to use. Wake up Boulder!

Anonymous

2/15/2021 12:46 PM

Ever since I moved to Colorado 15 years ago, I've noticed the sign on CU South that indicated it was there to serve the needs of future students. That future is now. Our students need it, our faculty and staff need it, and the Boulder community needs it.

Anonymous

2/15/2021 01:06 PM

No annexation! Flood control by eminent domain!

Anonymous

2/15/2021 01:36 PM

Could the flood mitigation areas overlap with the open space and/or public space so more land could be used for University community purposes? It wasn't clear on the map how much extra land is being donated and/or set aside for city of Boulder needs rather than required flood mitigation needs.

Anonymous

2/15/2021 01:50 PM

ALL BUILDINGS MUST BE FULLY EQUIPPED WITH SOLAR ARRAYS, GRAY WATER SYSTEMS, COMPOSTING, AND LEED CERTIFIED CONSTRUCTION (especially reused materials so that new raw materials are not used), PLUS COMMUNITY GARDENS.

Anonymous

2/15/2021 01:58 PM

You should make Smiley Court a mix of student housing non-first year/graduate/etc. CU South is your opportunity to prioritize the employees of CU and I think that really needs to be the highest priority for that space AND that would fit well with the neighboring community around both of those locations.

Anonymous

2/15/2021 01:59 PM

It will not go well.

Anonymous

2/15/2021 02:16 PM

Keep an eye on light pollution from development.

Anonymous

2/15/2021 02:35 PM

Please consider the use of eminent domain appropriate in this case of public safety and public need if CU is unwilling to work with the city on flood protection without the multiple expensive, unreasonable, and self serving strings they've attached???

Anonymous

2/15/2021 03:47 PM

JUST SAY NO!!

Anonymous

2/15/2021 04:28 PM

keep us posted. thank you for this opportunity.

Anonymous

2/15/2021 05:11 PM

A green grocer would be nice for older people to access as we can't/don't need to go to a large grocery.

Anonymous

2/15/2021 05:13 PM

No.

Anonymous

2/15/2021 05:52 PM

Why are you not considering a land-swap in North Boulder? If this plan in South Boulder goes through, how are you going to limit cut-through traffic through the moderate income neighborhoods that lay between CU South and CU? It would be far better for CU to develop existing property first. There should be a maximum size both in terms of population, acreage and vehicles.

Anonymous

2/15/2021 06:08 PM

In recent years, my street and area of the neighborhood has been moving away from student rentals towards single family homes. We have more children on our block than anytime since last century. This development feels disrespectful to working families.

Anonymous

2/15/2021 08:08 PM

Thank you and have a nice day.

Anonymous

2/15/2021 08:19 PM

I do not think dog parks are a good idea because of the smell. I hope the city get creative and finds a way to entice CU back to its campus. Haven't some prairie dog supporters suggested some of CU South area as prairie dog habitat?

Anonymous

2/15/2021 08:47 PM

NET ZERO ENERGY CAMPUS NET ZERO ENERGY CAMPUS NET ZERO ENERGY CAMPUS NET ZERO ENERGY CAMPUS NET ZERO ENERGY CAMPUS NET ZERO ENERGY CAMPUS NET ZERO ENERGY CAMPUS NET ZERO ENERGY CAMPUS NET ZERO ENERGY CAMPUS

Anonymous

2/15/2021 08:52 PM

As the location is right next to the Table Mesa Park & Ride, I'd love to see public housing available to all, not just students.

Anonymous

2/16/2021 06:21 AM

A possible use could be a commuter parking area with bus service to the main campus

Anonymous

2/16/2021 06:50 AM

Explain how the new South Campus will be integrated with the rest of the campus and avoid replication of the automobile dependent fortress-like isolation of the main campus from the Boulder community.

Anonymous

2/16/2021 08:34 PM

Get CU to build elsewhere. Do not destroy this land. It is needed for flood mitigation, for nature itself, for habitat, and for people to enjoy a natural area.

Anonymous

2/16/2021 09:46 PM

No building on floodplain

Optional question (242 response(s), 713 skipped)

Question type: Essay Question