

CU South Planning Board Recommendation Matrix

July 29, 2021

Agreement Section	Broad Consensus	Some Support	Unlikely to get Majority	Board Recommended Action
Definitions				
University	x			Assure that the definition is clear around transfer of development rights. The definition should distinguish between the university and owner.
Sports Venue, Large			X 3 support	Lower the fixed seating capacity from 3,000 to 2,000.
General Standards				
11.f	x			Due to steep slope concerns, a professional engineer will complete and submit to the city a geotechnical analysis prior to submitting a building permit for development in the Use Transition Zone.
7. Conveyance of Land	x			<ul style="list-style-type: none"> Clarify the time frame for when the city may commence acquisition of open space. Clarify the time frame for when the property will be surveyed for land conveyance.
8. Water Rights	x			Better understanding of the value consideration of the water transaction, including but not limited to the acre feet of Dry Creek Ditch #2 shares.
10.a	x			Explicitly state that Parks and Recreation uses will not be in the Open Space Zone. This does not include hiking and other passive recreation activities.
10.c	x			Clarify the number and use of wells to avoid impacts to wetlands caused by drilling of any new wells.
11.c Outdoor Lighting	x			Light and noise associated with Parks and Recreation Uses Consider the following: <ol style="list-style-type: none"> Limit to daytime use only Eliminate light and noise impacts to adjacent city open space and wildlife
12.c	x			Prohibit solar installation and community gardens in the Open Space Zone. Explicitly state that the Open Space Zone will be environmental preservation/undeveloped.
Development Zone				
Development Zone (new term)	x			Encourage CU Boulder to design an alternative energy grid.
15.i.4			X (3 in favor)	The cumulative amount of non-residential floor area should decrease from 750,000 square feet to 500,000 square feet.

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15.k	x			<ul style="list-style-type: none"> Clarify that the university will convey land to an affordable housing developer. Add a description of which target incomes or types of positions will be served through the remaining housing units.
15.k	x			Change the reference to workforce housing with university employees and non-freshmen student housing.
15.i.3	x			Lower the square foot requirement from 4,000 to 2,000.
15 a.i	x			Add co-operative housing as a permitted use.
15.g	x			Add co-operative housing as a permitted use.
38 Transfer of Property	x			If transferred (except to the City of Boulder), all housing will be for CU Boulder faculty, staff and students, except the 5-acres planned for affordable housing.
Flood Control Zone				
16.g.i	x			Add the following to the first sentence: "...and to ensure that Parks and Recreation Uses do not unduly impact adjacent open space and the State Natural Area."
17.a.i	x			Define the displacement of wetlands.
New term	x			Additional wetland mapping will be required prior to development.
Transportation				
New term			x	The city will establish level of service requirements as a baseline for future transportation planning.
			X 3 supported	Roadway Bypass: include a gate and limit access to State Highway 93, except maintenance and emergency access.
New term (section 19)	x			Establish a safe multimodal crossing at the new entrance to State Highway 93 that connects to Marshall Road.
30.a	x			If it is determined for multi-use path user's safety, an underpass is needed at the HW 93 access, CU Boulder will cost share for the design and construction. If this is a requirement as part of a permit, CU Boulder shall pay the entire cost.
New Term	x			Implement a fee based on the city's Transportation Excise Tax to mitigate system impacts.
22	x			The university will employ technology for real time traffic trends.
24	x			Significantly reduce the designated time frame from violation to remediation.
24.e.5	x			To incentivize not violating the Trip Cap, a significant penalty needs to be imposed once a trip cap violation occurs.

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Review of Plans				
32	x			Increase review time to 90 days.
31	x			The university will include the county as a referral agency.
31	x			The city will approve the CU Boulder South Master Plan.
31, 33	x			Add that the Transportation Demand Management Program and an updated traffic impact analysis will be included.
31, 33	x			The CU Boulder South Master Plan shall address how the Plan will meet the City's Climate goals.
31, 33	x			Include income targets for housing units that will provide affordable housing consistent with city affordable housing policies and regulations.
36.b	x			Add "and the land required for the project is transferred to the Utilities Department for non-open space purposes."
36.b		X 4 support		<p>Add the open space disposal as part of the permits necessary for the flood mitigation project. Specifically, insert this sentence after "The City will also need land upon which to construct the Project.":</p> <p style="padding-left: 40px;">If the city requests disposal of land, the requirements of the City of Boulder Charter must be respected, including the applicable action of the Open Space Board of Trustees, City Council and possible referendum of the disposal.</p>
38	x			Section needs to be really well defined.
38	x			If transferred to new ownership, permitted uses would not transfer to new ownership. Uses revert to those allowed in the Public zoning district.
38			x 2 support	The university shall not transfer land on this property unless the annexation agreement is amended by the two parties.
Right of First Refusal / Offer				
New term	x			Codify that there is no intent to sell.
39 – 40	x			The purchase price the city would be able to purchase land will be set now. Price would be 1996 purchase price escalated 3% annually.
39.a	x			The 45-day term must be replaced with a longer time period that would enable the city to go through the necessary processes to secure funding up to and including a public vote.