



CITY OF BOULDER

Annexation Impact Report for

CU Boulder South Annexation

4886 and 5278 Table Mesa Drive; 718 Marshall Road
0 Hwy 36 (2 parcels); 4745 W. Moorehead

Aug. 12, 2021

Boulder County Board of County Commissioners
Boulder County Courthouse
Third Floor
1325 Pearl Street
Boulder, CO 80302

Boulder County Board of County Commissioners,

The University of Colorado Boulder applied for annexation into the City of Boulder on Feb. 4, 2019. Pursuant to C.R.S. 31-12-108.5, the annexing municipality shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to C.R.S. 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter. The Boulder City Council is scheduled to hold a public hearing on this matter Sept. 14, 2021.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Kleisler".

Phil Kleisler, AICP
Senior Planner

Attachments:

- A. Annexation Petition
- B. Annexation Map
- C. Required Maps
- D. Letter from Boulder Valley School District
- E. Draft Annexation Agreement

1.0 APPLICANT AND LOCATION

Applicant: Regents of the University of Colorado

Project: CU Boulder South Annexation

Location: 4886 and 5278 Table Mesa Drive; 718 Marshall Road; 0 Hwy 36 (2 parcels) and 4745 W. Moorhead Boulder, CO 80309

City of Boulder Reference Number: LUR-2019-00010

The Regents of the University of Colorado requests that the 308.15-acre tract of land shown on the attached “*Annexation Map*” be annexed to the City of Boulder.

2.0 OVERVIEW

The proposed CU Boulder South Annexation site includes several parcels addressed 4886 and 5278 Table Mesa Drive; 718 Marshall Road; 0 Hwy 36 (2 parcels); and 4745 W. Moorhead. The University of Colorado Boulder purchased the CU Boulder South site in 1996 from Flatiron Companies following several decades of mining. There was significant community interest in the site at the time of the purchase, and that community interest continues today.

During the 2000 Boulder Valley Comprehensive Plan Update (BVCP), and again in 2006, CU Boulder requested changes to the land use designations for the site in anticipation of future student and faculty/staff housing, research, academic and athletic/ recreation uses. The city deferred any changes to land use designations until a flood mitigation study for South Boulder Creek could be completed and there could be further discussions with the university on the proposed development of the site.

On Aug. 4, 2015, City Council unanimously accepted the recommendations from the South Boulder Creek Major Drainageway Plan, which recommended flood mitigation in three phases:

- Regional stormwater detention at Highway 36;
- West Valley improvements, including stormwater detention at or near Manhattan Middle School and at Foothills Parkways and Baseline Road, and enlarging the capacity of Dry Creek No. 2 Ditch (subject to ditch company approval); and
- Stormwater detention at Flatirons Golf Course.

Regional detention at Highway 36 on and around the CU Boulder South property was selected to be the first phase because of the large downstream flood benefits.

Following acceptance of the South Boulder Creek Major Drainageway Plan, the city, county and university underwent a two-year community engagement effort as part of the 2015 Major Update to the Boulder Valley Comprehensive Plan. The city and county ultimately approved changes to the land use designations on CU Boulder South and the [CU South Guiding Principles](#). The guiding principles are intended to guide agreements between the city and university that will specify future uses, services, utilities and planning for CU South. CU Boulder submitted an annexation application in February 2019. The application and subsequent negotiations were largely focused on “translating” the CU South Guiding Principles into specific annexation terms.

The city is moving ahead with preliminary engineering for the flood mitigation project and negotiating terms of annexation (Attachment E). University master planning for CU Boulder South is several years away. However, significant flooding events in the area have prompted the city to expeditiously pursue a flood mitigation project that requires a portion of the CU South site; that portion of the property only becomes available to the city with annexation of the entire CU Boulder South site. As a result, the annexation agreement details certain development standards that control the type and intensity of future development, but not the exact type and location that a traditional site plan would detail.

Annexation. Land may be considered for annexation to the city if the annexation complies with state annexation statutes and the policies of Boulder Valley Comprehensive Plan (BVCP). The city’s annexation policies are located within Policy 1.17 of the BVCP. The proposal must be reviewed for compliance with these requirements, the Colorado state statutes of 31-12-101, et seq. C.R.S., and for consistency with the BVCP and other ordinances of the city.

Planning Area. The area is located within Area II of the BVCP. Area II is defined as land now under county jurisdiction where annexation to the city can be considered consistent with BVCP policies. Area III is generally under county jurisdiction and is intended to preserve existing rural land uses and character.

BVCP Land Use Designations. The BVCP land use designations for the property are Public, Park, Urban and Other and Open Space – Other. The CU South Guiding Principles were incorporated into the BVCP to guide agreements between the city and university that specify future uses, services and utilities on CU South.

Zoning. As shown on Figure 1, three county zoning districts exist on the site. The Economic Development district permits one dwelling unit per 35 acres on land not served by public water and sewer facilities, and a variety of non-residential uses permitted through Special Review (e.g., office, industrial, recreational). The Rural Residential District is primarily a single family residential and agricultural zone although a variety of other uses may be permitted with a planning approval; density in that district is determined by a 35-acre minimum lot size (or one acre in a



Figure 1: County Zoning

community service area on subdivided land.) The Agricultural District covers rural areas where a 35-acre minimum lot size is required, uses permitted by right within the district are intended to support agricultural activities and permit residential development compatible with agricultural uses.

The applicant proposes Initial Zoning of Public (P), which is defined as:

“Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses.”

3.0 ANNEXATION ELIGIBILITY REQUIREMENTS

Staff has reviewed the annexation petition for compliance with Sections 31-12-104, 31-12-105, and 31-12-107, C.R.S. and finds that the application is consistent with the statutory requirements, as affirmed by the criteria below:

- An annexation petition was filed meeting the requirements of Section 31-12-107, C.R.S.
- Landowners of more than 50 percent of the area who comprise more than 50 percent of the landowners in the area have petitioned to annex, excluding any public streets and alleys and any land owned by the annexing municipality.
- The property is located within Area II of the BVCP planning area, where annexation to the city may be considered.
- The annexation petition has been filed with the City Clerk of the City of Boulder.
- The property has more than one-sixth contiguity with the City of Boulder.
- There is a community of interest between the property proposed for annexation and the City of Boulder, the property borders City of Boulder development and is capable of being integrated into the City of Boulder. As more than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality, a community of interest is presumed.
- The subject property does not include any area included in another annexation proceeding involving a municipality other than the city of Boulder.
- The annexation would not remove the property from one school district and add it to another.
- The annexation would not have the effect of extending the City of Boulder’s boundaries any further than three miles from any point of the existing City boundaries in any one year.

4.0 LIMITATIONS OF ANNEXATION

As set forth in 31-12-105, C.R.S., below are responses to the Limitations of Annexation:

In establishing the boundaries of any territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, shall be divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road, or other public way.

Existing property lines are being used as the boundaries for annexation.

In establishing the boundaries of any area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) shall be included under this part 1 without the written consent of the landowners unless such tract of land is situated entirely within the outer boundaries of the annexing municipality as they exist at the time of annexation. In the application of this paragraph (b), contiguity shall not be affected by a dedicated street, road, or other public way.

All land included within the annexation boundary is included with the written consent of the landowner.

No annexation pursuant to section 31-12-106 and no annexation petition or petition for an annexation election pursuant to section 31-12-107 shall be valid when annexation proceedings have been commenced for the annexation of part or all of such territory to another municipality, except in accordance with the provisions of section 31-12-114.

The site has not been petitioned for annexation to another municipality.

As to any annexation which will result in the detachment of area from any school district and the attachment of the same to another school district, no annexation pursuant to section 31-12-106 or annexation petition or petition for an annexation election pursuant to section 31-12-107 is valid unless accompanied by a resolution of the board of directors of the school district to which such area will be attached approving such annexation.

The site will continue to be served by Boulder Valley School District.

No annexation may take place that would have the effect of extending a municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.

The annexation application would not extend the City of Boulder by more than three miles in any direction from the current boundaries.

In establishing the boundaries of any area proposed to be annexed, if a portion of a platted street or alley is annexed, the entire width of said street or alley shall be included within the area annexed.

Existing property lines are being used as the boundaries for annexation.

5.0 IMPACT REPORT REQUIREMENTS

As set forth in 31-12-108.5, C.R.S., below are responses to the Annexation Impact Report requirements.

(a) A map or maps of the municipality and adjacent territory to show the following information:

(I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

(II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and

(III) The existing and proposed land use pattern in the areas to be annexed.

Maps are included as Attachment C. County Zoning is described above. Final development plans for the area have not yet been drafted or approved. Accordingly, the location of streets and utility lines with the proposed annexation area remain currently unknown. Streets and utility lines in the vicinity of the proposed annexation are shown.

(b) A copy of any draft or final preannexation agreement, if available;

The draft annexation agreement is included as Attachment E.

(c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

Areas I and II of the Boulder Valley Comprehensive Plan constitute the city's Service Area. The site is located in Area II, which is defined as land now under county jurisdiction where annexation to the city can be considered consistent with BVCP policies. The city anticipates being able to provide a full suite of urban services to the site. In the draft annexation agreement, the applicant agrees to be responsible for connected to the city's utilities and pay for such connections as well as building all required on-site improvements and off-site improvements.

(d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

The property owner is responsible for extending and connecting to city utilities, including but not limited to extending a water main along Broadway and installing and maintaining a pressure reducing valve.

(e) A statement identifying existing districts within the area to be annexed; and

The subject property is located within the following districts: County of Boulder, Boulder Valley School District RE-2; Urban Drainage and Flood-Control District; and Mountain View Fire Rescue District.

(f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

Comments from the Boulder Valley School District are attached in Attachment D. The school district indicates that it can serve the proposed development at all grade levels with existing capacity.

CITY OF BOULDER
CITY ATTORNEY'S OFFICE
CENTRAL RECORDS

2019 MAR -6 PM 3: 05

ANNEXATION PETITION
Submit with your application.**Annexation Information**Location of property to be annexed: CU Boulder South, 4886 and 5278 Table Mesa Drive, 9 Hwy 36, 718 Marshall Road and 4745 W MooreheadLegal Description: see attachedSize of property: 308.15 acres Requested Zoning: Public**Impact Report**

If the area proposed for annexation is more than ten acres in size, an annexation impact report as required by state law (31-12-105.5, C.R.S.) must be submitted to the Planning Department prior to the first reading of the ordinance annexing the subject property by City Council. The Board of County Commissioners may waive this requirement. If so, a letter from the Board must be submitted to the Planning Department.

Districts

Please check those districts in which the property proposed for annexation is included:

☒ Boulder Valley School District☐ Left Hand Water District☐ St. Vrain School District☒ Other (list)☐ Boulder Rural fire DistrictUrban Drainage and Flood Control District☐ Rocky Mountain Fire District**Property Owners**

List below all owners or lienholders of the property proposed for annexation (please print):

1. Regents of the University of Colorado

2. _____

3. _____

4. _____

Please Note:

No person shall petition to the city of Boulder for annexation of any real property until he has first read and thereafter follows these instructions in the execution of the within petition:

1. Every person signing the within annexation petition must personally insert the information required on the signature page(s) attached to the petition.
2. The person or persons who circulate the within petition must witness the signatures of every person signing this petition and so certify by executing the affidavit attached on the last page of this petition.
3. The following definitions of terms shall be applicable throughout this petition and every subsequent step of the annexation proceeding commenced pursuant to this petition:

- a. Landowner: means the owner in fee of any undivided interest in a given parcel of land. If the mineral estate has been severed, the landowner is the owner in fee of an individual interest in the surface estate and not the owner in fee of an individual interest in the mineral estate. In the case of multiple landowners, such as tenants in common or joint tenants, only one such landowner need petition for annexation, and the signature of one such landowner shall be sufficient, provided however, that said signing landowner had become liable for taxes in the last preceding calendar year or is exempt by law from payment of taxes, and provide further, that no other owner in fee of an individual interest of the same property objects to the annexation of the said property within 14 days after the filing of the annexation petition by submitting a written statement of his objections to the City Council.

A purchaser of real property shall be deemed a landowner for the purpose of an annexation petition if:

- (1) The said purchaser is purchasing the land pursuant to a written contract duly recorded, and
- (2) The said purchaser has paid the taxes thereon for the next preceding tax year.

A corporation, non-profit, owning land shall be deemed a landowner, and the same persons authorized to convey land for the corporation shall sign the within petition on behalf of such corporation.

- b. Nonresident Landowner: means any person owning property in the area proposed to be annexed, who is not a qualified elector as herein below defined, and who is at least eighteen (18) years of age as attested to by a sworn affidavit.
 - c. Identical Ownership: means a situation where each owner has exactly the same degree of interest in a separate parcel of two or more parcels of land.
 - d. Contiguous: means that one-sixth of the boundary of the territory proposed for annexation and the city limits must coincide. Contiguity as referred to in this petition or subsequent annexation proceedings is not affected by the existence of a platted street or alley, public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway between the city limits of the city of Boulder and the territory to be annexed.
4. This petition must be filed with the City Clerk of the city of Boulder.

5. This petition should be filed in the following manner:
 - a. All blanks herein contained should be filled out and completed.
 - b. Each signer shall, before signing said petition, carefully read the contents hereof.
 - c. The signatures attached to this petition must have been signed within 180 days immediately preceding the filing of the said petition with the City Clerk.
 - d. After filing of the petition, no person having signed said petition shall thereafter be permitted to withdraw his/her signature from said petition.
 - e. This petition shall be accompanied by at least four copies of an annexation map containing the following information:
 1. A written legal description of the boundaries of the area proposed to be annexed.
 2. A map showing the boundaries of the area proposed to be annexed.
 3. Within the boundaries of the area proposed to be annexed, the location of each ownership tract in unplatted land and, if part or all of the area has been platted, the boundaries and the plat numbers of the plots or of the lots and blocks shall be shown.
 4. The portion of the boundaries of the area proposed to be annexed which is contiguous to the city limits of the city of Boulder, as the same exist at the time this annexation petition is to be filed, must be shown and the dimensions thereof indicated.

Submit with your application.

TO THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, GREETINGS:

The undersigned hereby petition(s) the city of Boulder to annex to the city of Boulder the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C.R.S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above described territory be annexed to the city of Boulder.
2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the city of Boulder.
3. That no less than one-sixth of the aggregate external boundaries of the above described territory hereby petitioned to the city of Boulder is contiguous to the city limits of the city of Boulder.
4. That a community of interest exists between the above described territory and the city of Boulder, And that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the city of Boulder.
5. That in establishing the boundaries of the above described territory, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, except and unless such tracts or parcels are already separated by a dedicated street, road or other public way.
6. That in establishing the boundaries of the above described territory, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty acres or more which, together with the buildings and improvements situate thereon, have an assessed valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the within petition for annexation, has been included within the above.
7. That the above described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the city of Boulder was held within the twelve months preceding the filing of this petition.
8. That the above described territory does not include any area included in another annexation proceeding involving a city other than the city of Boulder.

9. That at least four copies of an annexation map setting forth with reasonable certainty a written legal description of the boundaries of the area proposed to be annexed, a delineation of the outer boundaries of the above described territory, and the location of each ownership, tract and/or the boundaries and the plat numbers of plats and lots and blocks, the portion of the boundary contiguous with the existing city limits of the city of Boulder, and the dimensions of said contiguous boundary, all upon a material and of a size suitable for recording or filing with the City Clerk of the city of Boulder, and the dimensions of said contiguous boundary, all upon a material and of a size suitable for recording or filing with the City Clerk of the city of Boulder, accompany, have been attached hereto and hereby constitute a part of this petition.
10. That the above described territory is not presently a part of any incorporated city, city and county, or town.
11. That the above area described will (not) result in the detachment of area from any school district and the attachment of the same to another school district (and the resolution of school board of the district to which the area will be attached approving this annexation request).

ANNEXATION PETITION

Signature of petitioners requesting
annexation of property to the city of
Boulder, Colorado

Date of
signature
of each
petitioner

Mailing address of
each petitioner

Description of property included within the area proposed for
annexation owned by each person signing this petition. (Attach
separate sheet, if necessary).

①

[Signature]
Kelly Fox, officer

2/1/19

201 Regents
Administration
Center
Boulder, CO 80309

CU South, 4886 Table Mesa Dr. O
Highway 36, 5278 Table Mesa Dr.
718 Marshall Rd. 4745 W. Morehead
(see attached legal)

CIRCULATOR'S AFFIDAVIT
CIRCULATOR'S AFFIDAVIT

FILED WITH THE CITY CLERK'S OFFICE,
BOULDER, CO - AUGUST 6, 2021 AT 4:57 PM.
ELESJA JOHNSON/CITY CLERK

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

ABBY S BENSON

being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

Abby Benson

Circulator

Subscribed and sworn to before me this 6th day of August, A.D. 20 21.

Witness my hand and official seal. My commission expires: July 1, 2025.



[Signature]

Notary Public

CIRCULATOR'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

Circulator

Subscribed and sworn to before me this _____ day of _____, A.D. 20 _____.

Witness my hand and official seal. My commission expires: _____.

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 9 AND 16 OF TOWNSHIP ONE SOUTH OF RANGE SEVENTY WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 9, T1S, R70W OF THE 6TH P.M., WHENCE THE SE CORNER OF SAID SECTION 9 BEARS N 89°25'00" E, 1330.00 FEET, SAID POINT BEING ON THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026, THE FOLLOWING THREE COURSES: THENCE S 53°57'00" W, 439.99 FEET; THENCE S 20°10'00" W, 530.00 FEET; THENCE S 00°01'52" E, ALONG A LINE PARALLEL TO THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 16, 577.97 FEET TO A POINT ON THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4; THENCE S 89°55'51" W, ALONG SAID SOUTH LINE, 752.64 FEET TO THE SW CORNER OF SAID NW 1/4 OF THE NE 1/4; THENCE N 00°01'52" W, ALONG THE WEST LINE OF SAID NW 1/4 OF THE NE 1/4, 1322.13 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 9 AND 16; THENCE N 89°36'36" W, ALONG THE SOUTH LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 9, 1340.57 FEET TO THE SW CORNER OF SAID E 1/2 OF THE SW 1/4; THENCE N 00°05'17" E, ALONG THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 9, 2631.36 FEET TO THE NW CORNER OF SAID E 1/2 OF THE SW 1/4; THENCE N 89°46'26" E, ALONG THE NORTH LINE OF SAID E 1/2 OF THE SW 1/4, 213.64 FEET TO THE SW CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 1287 AT PAGE 5 OF THE SAID BOULDER COUNTY RECORDS, FROM WHICH POINT THE CENTER 1/4 CORNER OF SAID SECTION 9 BEARS N 89°46'25" E, 1120.70 FEET; THENCE N 00°16'56" E, ALONG THE WEST LINE OF SAID PARCEL, 1489.55 FEET TO A POINT FROM WHICH THE SE CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 953 AT PAGE 413 BEARS N 00°16'56" E, 41.50 FEET; THEN FOLLOWING THE SOUTHERLY AND EASTERLY LINES OF THE PARCEL OF LAND DESCRIBED ON FILM 1023 AT RECEPTION NO. 294102 FOR THE FOLLOWING FIVE COURSES: THENCE N 89°36'37" E, 0.48 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, 338.55 FEET TO A POINT OF TANGENCY, SAID ARC OF CURVE HAVING A RADIUS OF 402.73 FEET, AN INTERIOR ANGLE OF 48°09'54" AND A CHORD BEARING N 65°31'42" E, 328.67 FEET; THENCE N 41°26'43" E, 79.42 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, 622.66 FEET TO A POINT OF TANGENCY, SAID ARC OF CURVE HAVING A RADIUS OF 1152.56 FEET, AN INTERIOR ANGLE OF 30°57'14" AND A CHORD BEARING N 33°04'38" W, 615.12 FEET; THENCE N 17°36'22" W, 42.98 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN BOOK 953 AT PAGE 413; THEN FOLLOWING THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1023 AT RECEPTION 294101 FOR THE FOLLOWING ONE COURSE; THENCE CONTINUING N 17°36'22" W, 321.87 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 804 RECEPTION NO. 051988; THENCE N 89°36'30" E, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 804 RECEPTION NO. 051988, 98.72 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN BOOK 953 AT PAGE 413; THENCE N 00°15'30" E, ALONG SAID EAST PARCEL LINE, 41.00 FEET TO THE NW CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 1287 AT PAGE 5, A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92; THEN FOLLOWING THE SOUTH LINES OF THE PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92 FOR THE FOLLOWING THREE COURSES: THENCE N 89°36'30" E, 476.96 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92; THENCE S 80°40'06" E, 118.04 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92; THENCE S 58°57'21" E, 265.94 FEET TO THE MOST NORTHERN POINT OF THE PARCEL OF LAND DESCRIBED ON FILM 763 AT RECEPTION NO. 010051; THEN FOLLOWING THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL OF LAND DESCRIBED ON FILM 763 AT RECEPTION NO. 010051 FOR THE FOLLOWING SIX COURSES: THENCE S 02°34'39" W, 153.50 FEET; THENCE S 21°21'36" E, 169.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 673.00 FEET, A DISTANCE OF 610.74 FEET (THE CHORD OF THIS ARC BEARS S 46°41'21" E, 590.00 FEET); THENCE N 88°40'54" E, 324.50 FEET;

THENCE S 87°41'21" E, 81.60 FEET; THENCE S 84°49'06" E, 164.21 FEET TO THE NW CORNER OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AT RECEPTION NO'S. 287022 AND 287025; THENCE S 00°45'27" E, ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 1017 AT RECEPTION NO'S. 287022 AND 287025, 329.40 FEET TO THE EAST LINE OF THAT TRACT OF LAND RECORDED ON FILM 602 AS RECEPTION NO. 846200; THENCE S 00°21'10" E, CONTINUING ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 1017 AT RECEPTION NO'S. 287022 AND 287025, 59.98 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 9; THENCE ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287025, THE FOLLOWING 6 COURSES: THENCE S 00°06'17" E, 1110.00 FEET; THENCE S 33°06'00" E, 180.00 FEET; THENCE S 69°12'08" E, 143.79 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 9, WHENCE THE E 1/4 CORNER OF SAID SECTION 9 BEARS N 89°44'39" E, 1636.25 FEET; THENCE N 89°44'39" E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 9, 728.83 FEET; THENCE S 43°34'47" E, 340.44 FEET; THENCE S 10°34'47" E, 400.00 FEET; THENCE S 12°15'08" W, ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION 287025 AND THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026, 1349.94 FEET; THENCE ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026, THE FOLLOWING 2 COURSES: THENCE S 24°55'00" W, 500.00 FEET; THENCE S 47°55'00" W, 340.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH, AN EASEMENT AS CREATED BY INSTRUMENT RECORDED JULY 5, 1978 ON FILM 1017 AS RECEPTION NO. 287021 DESCRIBED AS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN AN EARTHEN DITCH, OR A PIPE OR OTHER UNDERGROUND STRUCTURE FOR THE TRANSMISSION OF WATER, AND ASSOCIATED DIVERSION AND DISCHARGE STRUCTURES, INLETS AND OUTLOTS, OVER AND UNDER A STRIP OF LAND 50 FEET IN WIDTH, BEING TWENTY-FIVE FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 9, T1S, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO; THENCE S 89°44'26"W, 907.42 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 9; THENCE S 43°35' E, 340.44 FEET; THENCE S 10°35' E, 25.89 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE N 64°21'55" E, 880 FEET TO A POINT ON THE CENTERLINE OF SOUTH BOULDER CREEK, SAID POINT BEING THE POINT OF TERMINUS OF SAID EASEMENT CENTERLINE; THE SIDELINES OF SAID EASEMENT BEING PROLONGED AND FORESHORTENED TO ABUT A LINE BEARING SOUTH 10°35' E AND N 10°35' W THROUGH THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, AND TO ABUT A LINE BEARING N 29°25' E AND S 29°25' W THROUGH THE POINT OF TERMINUS OF SAID EASEMENT CENTERLINE;

AND TOGETHER WITH, AN EASEMENT AS CREATED BY INSTRUMENT RECORDED JULY 5, 1978 ON FILM 1017 AS RECEPTION NO. 287019 DESCRIBED AS THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN AN EARTHEN DITCH, OR A PIPE OR OTHER UNDERGROUND STRUCTURE FOR THE TRANSMISSION OF WATER, AND ASSOCIATED DIVERSION AND DISCHARGE STRUCTURES, INLETS AND OUTLOTS, OVER AND UNDER A STRIP OF LAND 50 FEET IN WIDTH, BEING TWENTY-FIVE FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, T1S, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO; THENCE N 89°25'00" E, 1,250.78 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF SECTION 16 TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE S 12°35' E, 723 FEET, ACROSS SOUTH BOULDER CREEK, TO THE POINT OF TERMINUS OF SAID EASEMENT CENTERLINE; THE SIDELINES OF SAID EASEMENT BEING PROLONGED AND FORESHORTENED TO ABUT THE NORTH LINE OF SAID NE 1/4 OF SECTION 16;

AND TOGETHER WITH, A NON-EXCLUSIVE EASEMENT FOR WATER LINE PURPOSES AS CREATED BY INSTRUMENT RECORDED APRIL 10, 1995 ON FILM 2045 AS RECEPTION NO. 1509209 AS CORRECTED BY INSTRUMENT RECORDED JUNE 28, 1996 ON FILM 2137 AS RECEPTION NO. 1621118 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 16, T1S, R70W OF THE 6TH P.M., BOULDER COUNTY, COLORADO, SAID TRACT BEING LOCATED ON A PARCEL DESCRIBED IN A WARRANTY DEED TO LOVELAND READY MIX CONCRETE, INC., AS RECORDED ON FILM 781 AS RECEPTION NO. 027822 OF THE RECORDS OF BOULDER COUNTY, COLORADO, SAID PARCEL BEING 15 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE;

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT RECORDED ON FILM 781 AS RECEPTION NO. 027822, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO THE CITY OF BOULDER BY WARRANTY DEED, AS RECORDED ON FILM 1689 AS RECEPTION NO. 1125499 FROM WHICH THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 16 BEARS N 89°56'14" E, A DISTANCE OF 29.04 FEET; THENCE S 89°56'14" W, WITH THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, AND WITH THE NORTH LINE OF SAID LOVELAND READY MIX CONCRETE, INC. TRACT, A DISTANCE OF 749.35 FEET, TO A POINT IN THE SOUTH LINE OF A TRACT AS RECORDED ON FILM 1287 AS RECEPTION NO. 599838 AND THE POINT OF BEGINNING;

THENCE DEPARTING THE NORTH LINE OF SAID LOVELAND READY MIX CONCRETE, INC. TRACT AND THE SOUTH LINE OF SAID TRACT RECORDED ON FILM 1287 AS RECEPTION NO. 599868, THE FOLLOWING COURSES AND DISTANCES:

THENCE S 30°09'52" E, A DISTANCE OF 138.76 FEET;
THENCE S 40°34'26" E, A DISTANCE OF 61.20 FEET;
THENCE S 56°32'50" E, A DISTANCE OF 45.39 FEET;
THENCE S 76°52'31" E, A DISTANCE OF 88.10 FEET;
THENCE S 56°18'03" E, A DISTANCE OF 38.14 FEET;
THENCE S 32°23'15" E, A DISTANCE OF 133.73 FEET;

THENCE S 26°25'46" E, A DISTANCE OF 136.23 FEET TO A POINT IN THE NORTH LINE OF SAID CITY OF BOULDER TRACT RECORDED ON FILM 1689 AS RECEPTION NO. 1125499, SAID POINT ALSO BEING IN THE NORTH LINE OF AN EXISTING 25 FEET CITY OF LAFAYETTE WATER TRANSMISSION LINE EASEMENT AND THE END OF SAID CENTERLINE ALIGNMENT;

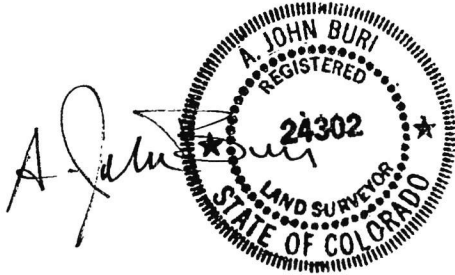
AND TOGETHER WITH, A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES AS CREATED BY INSTRUMENT RECORDED JANUARY 21, 1977 ON FILM 951 AS RECEPTION NO. 207943 DESCRIBED AS FOLLOWS: A PARCEL OF LAND WITHIN THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 9, T1S, R70W, OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SE 1/4 OF SECTION 9, T1S, R70W, OF THE 6TH P.M. AS BEARING N 89°25'00" E AND ALL LINES DESCRIBED HEREIN BEING RELATIVE THERETO; BEGINNING AT THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 9, THEN N 89°36'43" W, 49.01 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 9 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 93; THEN N 36°20'43" W, 101.07 FEET ALONG SAID STATE HIGHWAY 93 RIGHT-OF-WAY LINE TO A POINT; THEN S 89°36'43" E, 109.22 FEET ALONG A LINE PARALLEL TO AND 81.00 FEET DISTANT NORTHERLY FROM THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 9 TO A POINT ON THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 9; THEN S 00°13'24" W, 81.00 FEET ALONG THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 9 TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD OR EXISTING ON THE GROUND.

THE LEGAL DESCRIPTION DESCRIBED ABOVE IS PER THE MEASURED COURSES, AND DISTANCES
AS MEASURED BY SCOTT, COX AND ASSOCIATES, INC.

SAID PARCEL CONTAINS 308.15 ACRES MORE OR LESS.



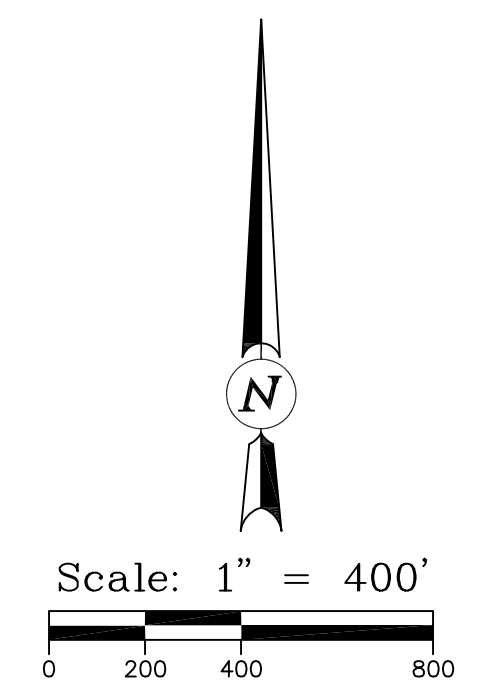
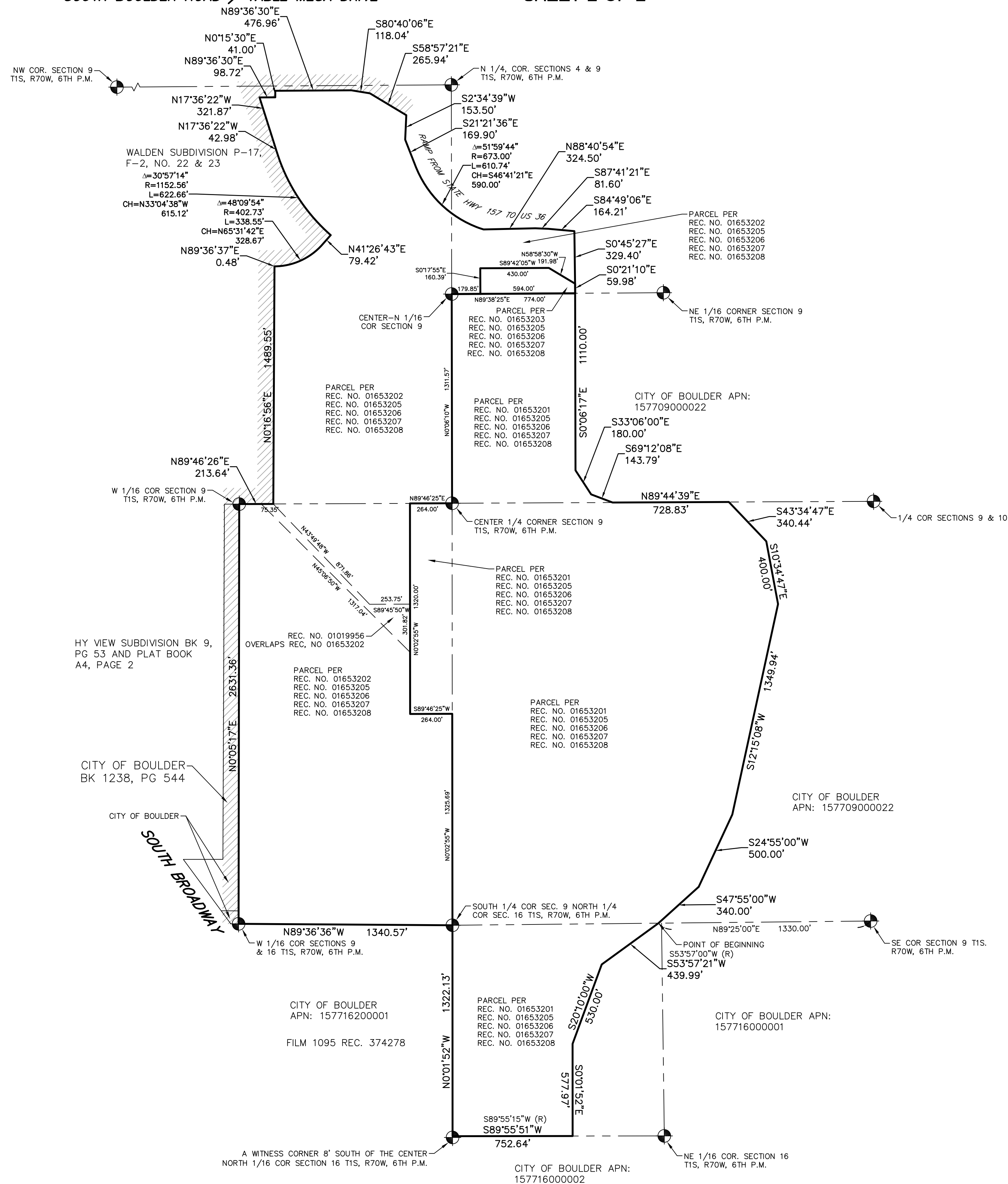
A. JOHN BURI P.L.S. #24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.
1530 55TH STREET
BOULDER, COLORADO 80303
303.444.3051
02/04/19
PROJECT NO. 18492A


ANNEXATION MAP

CU SOUTH

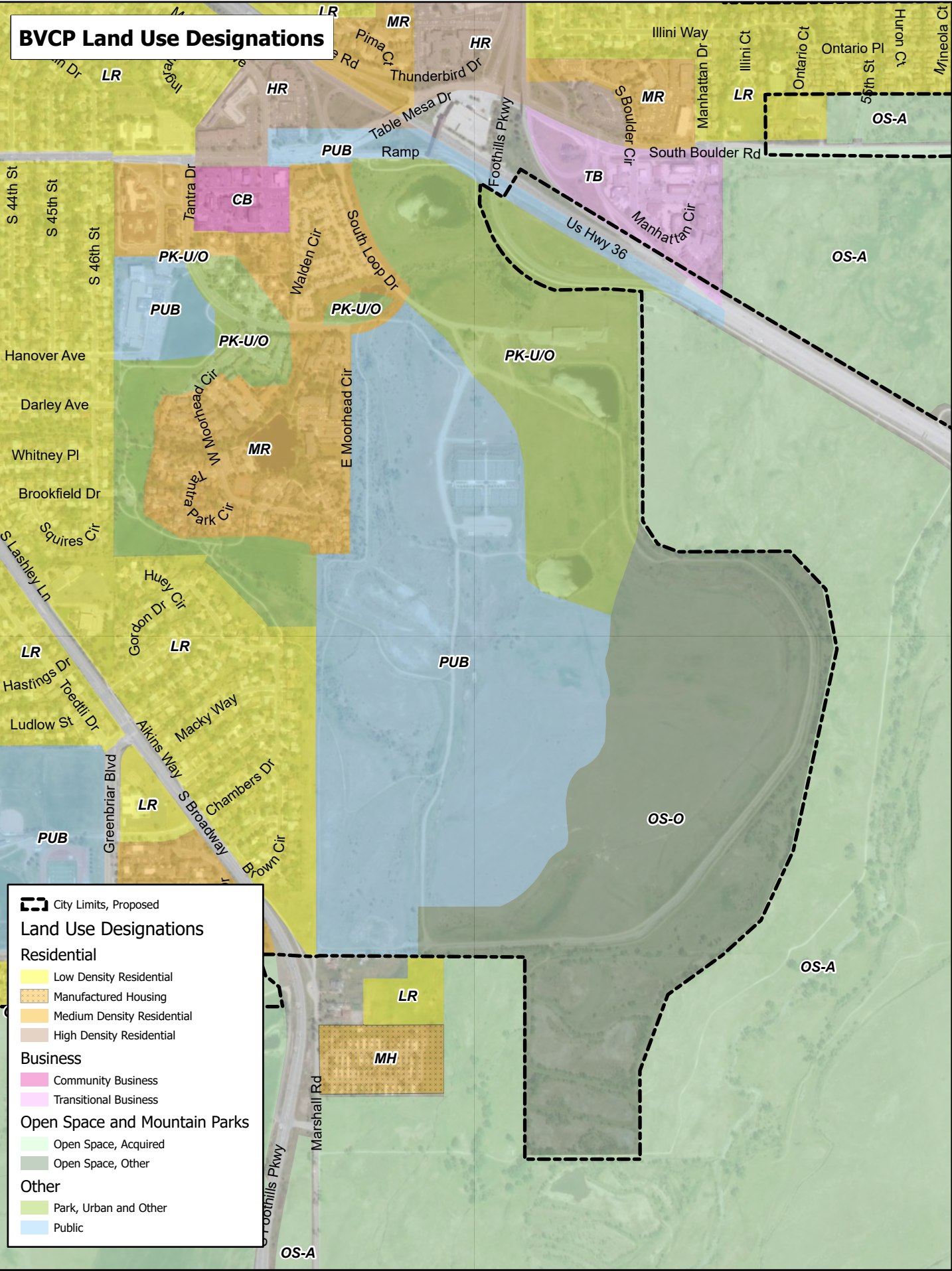
A PARCEL OF LAND LOCATED IN SECTIONS 9 AND 16,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 308.154 ACRES
SHEET 2 OF 2

SOUTH BOULDER ROAD / TABLE MESA DRIVE

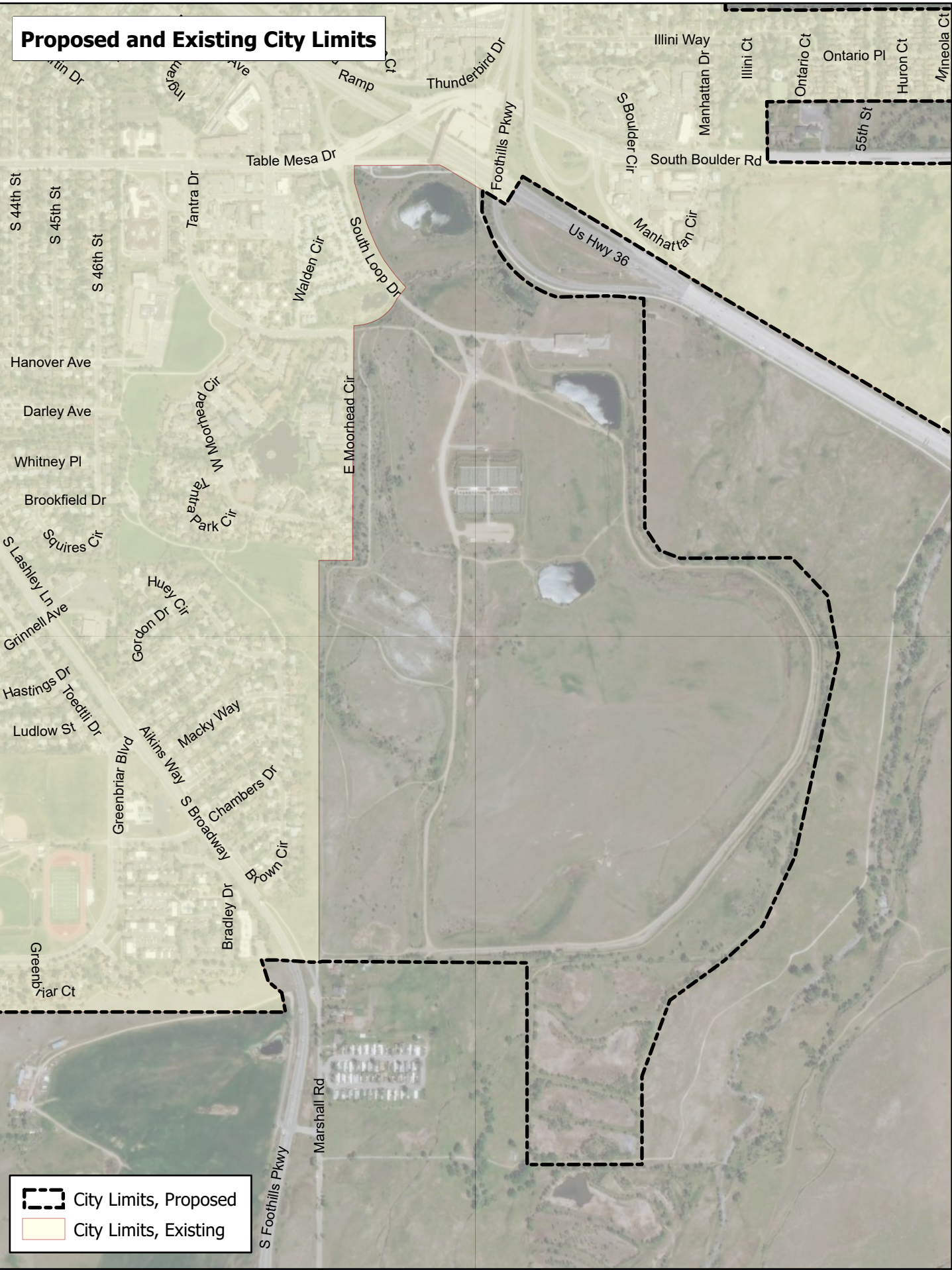


 SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051					
Designed by	AJB	Date	Scale	Drawing no.	Sheet
Drawn by	JAS	07/13/21	1"=200'	18492A-1	2
Checked by	AJB	Revision	Description	Date	Project no.
					18492A

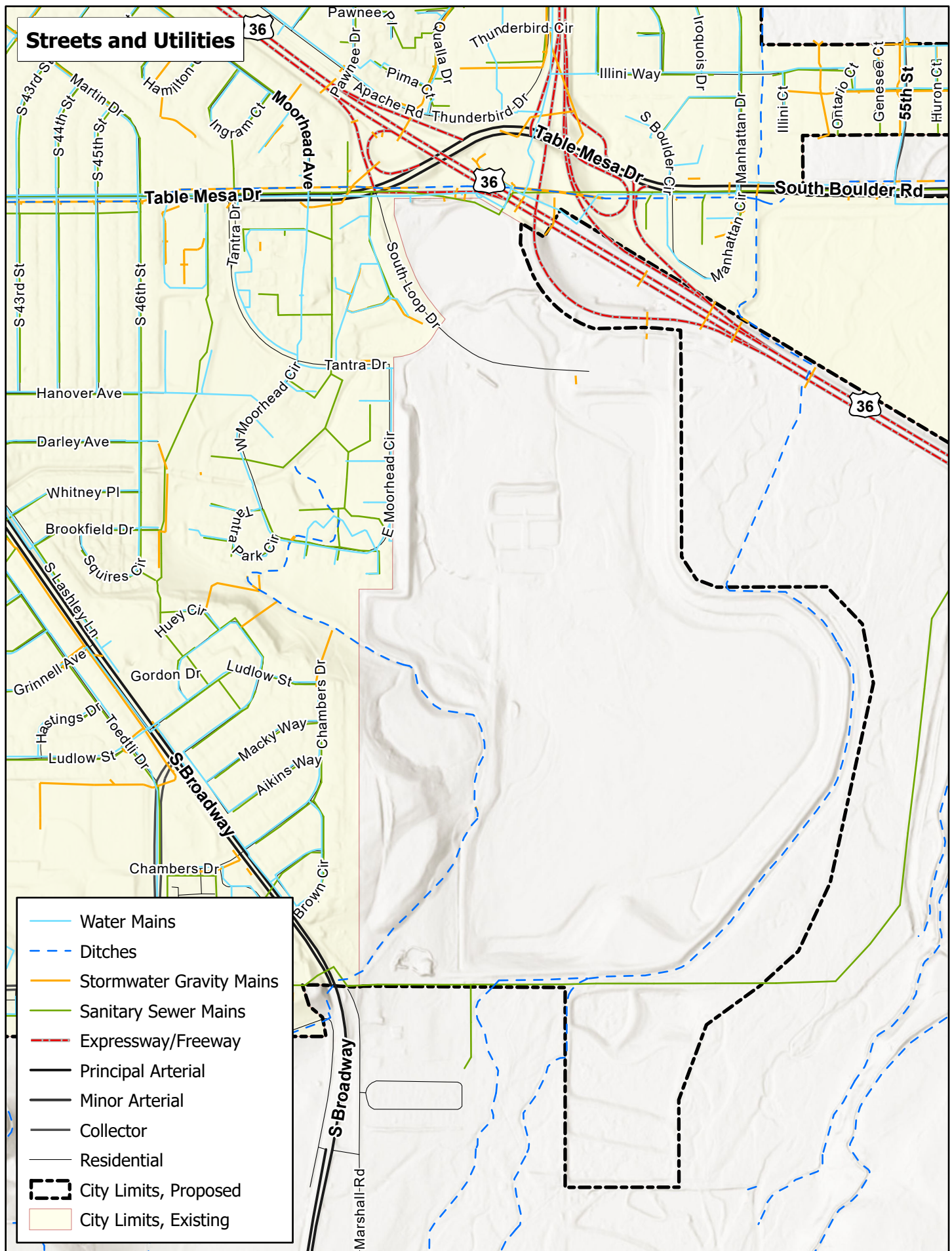
Attachment C



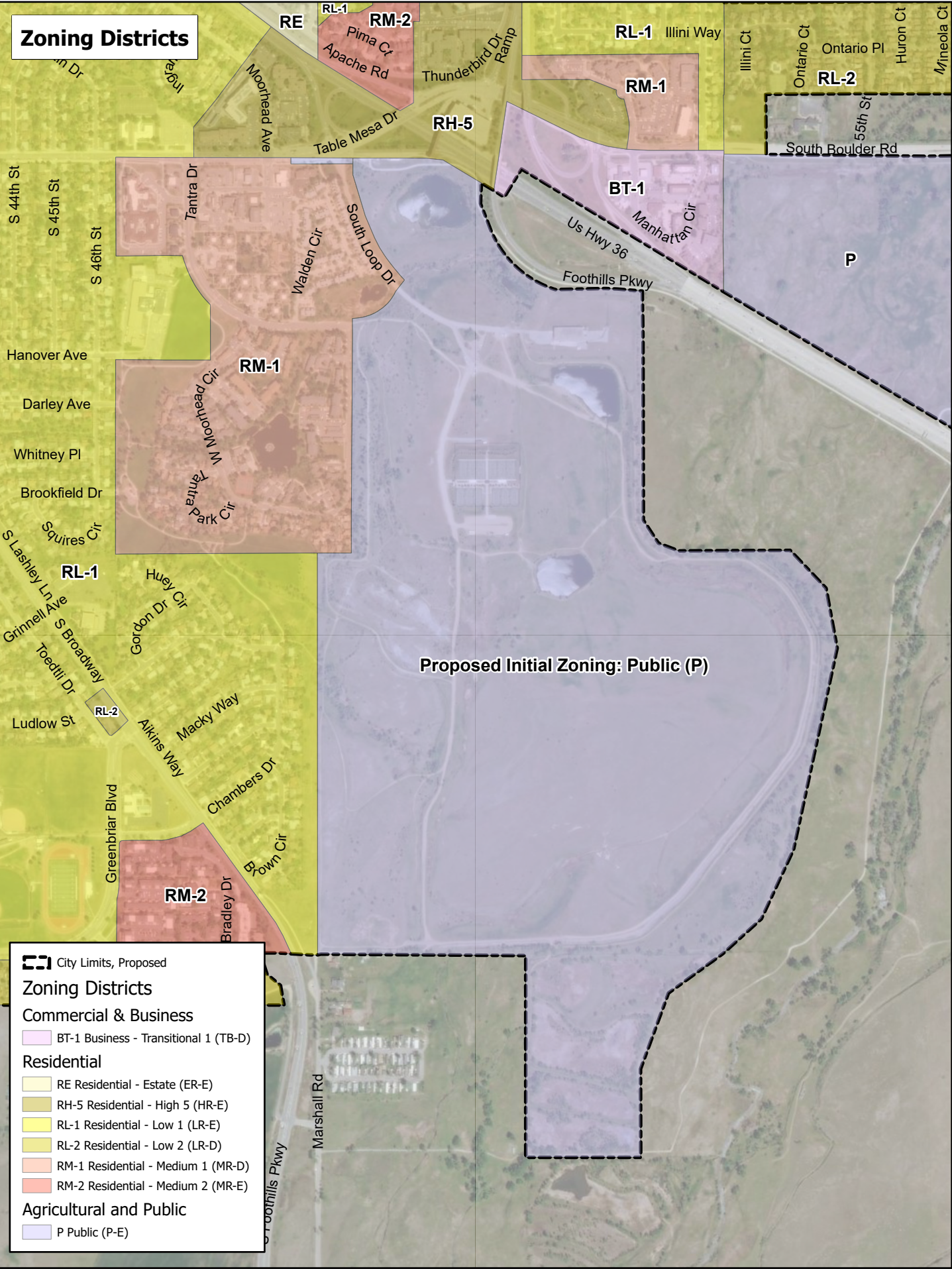
Attachment C



Attachment C



Attachment C



May 7, 2021

City of Boulder
Planning and Development Services
Attn: Philip Kleisler
P.O. Box 791
Boulder, CO 80306

RE: CU South Annexation

Dear Philip:

Thank you for submitting the CU South Annexation proposal for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms capacity impacts on neighborhood schools and impacts on school land or facilities. This new development proposal is expected to add approximately 1,100 multi-family units with an expected maximum student impact of 92 additional students in the Mesa Elementary, Southern Hills Middle, and Fairview High school feeder system. The current school capacity status including this project's impacts are as follows:

School	Student Population*	Current Capacity Status			Project Impact		
		Program Capacity '20	School Enrollment	Perc. Capacity	Student Impact	New Enrollment	New % Capacity
Elementary	281	467	261	55.9%	45	306	65.5%
Middle	520	659	529	80.3%	20	549	83.3%
High School	1592	2055	2121	103.2%	27	2148	104.5%
Total	2393		2911		92		

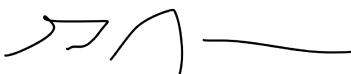
*represents the number of BVSD students for the given grade level living within the attendance area.

note: 2019 enrollment levels used due to 2020-21 enrollment being depressed under pandemic conditions.

BVSD can serve this development at all grade levels with existing capacity. Although Fairview High School is currently operating near their program capacity, the school has a sizeable open enrollment population that can be managed to accommodate additional neighborhood students.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 303-245-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,



Glen Segrue, A.I.C.P.
Senior Planner

Grantor:

Grantee:

Case No. LUR2019-00010

ANNEXATION AGREEMENT

August 6, 2021

This Annexation Agreement (“Agreement”) is entered into this _____ day of _____ 2021 (the “**Effective Date**”) by and between the City of Boulder, a Colorado home rule city (the “City”), and The Regents of the University of Colorado, a body corporate (the “University”), on behalf of the University of Colorado Boulder (“CU Boulder”). The City and the University are hereafter collectively referred to as the “Parties” and individually as the “Party.”

RECITALS

The University is the owner of the real property consisting of approximately 308 acres located at the intersection of Table Mesa Drive and South Loop Drive, generally known as CU Boulder South or CU South (4886 Table Mesa Drive, 0 Highway 36, 5278 Table Mesa Drive, 718 Marshall Road and 4745 W. Moorhead Circle) and more particularly described on **Exhibit A (“Property” or “CU Boulder South”)** attached hereto and incorporated herein by this reference.

- A. The University and the City are separate governmental agencies with a complementary relationship which allows for collaboration on mutually beneficial strategies and initiatives.
- B. In this matter, the City desires to construct public improvements to mitigate the risk of flood damage, such as the damage that occurred in the September 2013 flood.
- C. The University, through its partnership with the City to annex CU Boulder South, wishes to contribute positively to the good of future generations by not only supporting its educational mission but by, among other things, providing housing, engaging in environmental preservation and sustainability, and by contributing toward the safety of the greater Boulder and Colorado community.
- D. This Agreement provides the framework for future partnership to develop joint benefits such as public safety facilities, open space access and transportation improvements such as underpasses that will benefit the Boulder community and the Property.
- E. Annexation is a negotiated process which will provide the Parties with the natural resources to collaboratively develop the Property in ways which will protect the public health, safety and welfare as well as advance the educational mission of the University.

- F. The Parties expect that approximately 119 acres of land will be acquired by the City as Open Space land. The exact acreage may vary depending on the amount of land needed for flood mitigation and a final survey of the land verifying updated flood plains.
- G. In furtherance of these shared goals, on February 4, 2019, the University submitted to the City an application for annexation of the Property into the city limits of the City of Boulder.
- H. The Parties anticipate an initial zoning designation of Public.
- I. The University is entering into this Agreement with the understanding that the provisions of the Agreement set forth all the binding requirements for annexation and development of CU Boulder South, and any additional binding requirements imposed on the University and this Agreement are not permitted.
- J. The Parties have agreed to these provisions to prevent the placement of an unreasonable burden on the physical, social, economic, or environmental resources of the City and the University.

NOW, THEREFORE, in consideration of the Recitals, promises and Covenants herein set forth and other good and valuable consideration herein receipted for, the Parties agree as follows:

SECTION I - DEFINITIONS

1. General Definitions. As used in this Agreement, the following terms have the following meanings:

“Appurtenances” means architectural features not used for human occupancy, consisting of spires, belfries, cupolas or dormers, silos, parapet walls, and cornices without windows; and necessary mechanical equipment usually carried above the roof level, including, without limitation, chimneys, ventilators, skylights, antennas, microwave dishes, and solar systems, and excluding wind energy conversion systems.

“Building” means any structures built for the support, shelter, or enclosure of persons, animals, or property of any kind. For purposes of this Agreement, portions of buildings connected by fully enclosed attachments that are useable by the buildings’ occupants will be treated as one Building.

“Building Height” means the vertical distance from the lowest point within 25 horizontal feet of the tallest side of the structure to the uppermost point of the roof or structure. The lowest point will be calculated using the Natural Grade. The tallest side will be that side where the lowest exposed exterior point is lower in elevation than the lowest exposed exterior point of any other side of the Building.

“BVCP” means the 2015 Major Update of the Boulder Valley Comprehensive Plan.

“City Council” means the City of Boulder City Council.

“City Manager” means the city manager of the City, or the city manager’s authorized representative.

“Conceptual Design” means a phase of design which the University of Colorado Design Review Board (the **“Design Review Board”**) will evaluate the overall development of the Property that includes without limitation an illustration of the land use, Building massing and design, and transportation concepts with accompanying descriptive text.

“CU Boulder South Master Plan” or **“CUBSMP”** means the planning document that will set forth a framework for development of the physical environment to address goals, objectives and design principles specific to the CU Boulder South Property.

“De-Annexation Period” means the period beginning with the effective date of the ordinance annexing the Property and ending with the three-year anniversary date of the effective date of the ordinance annexing the Property, plus any extensions duly exercised under Section 57.

“Drive Alone Rate” means a single occupancy vehicle operated by one individual, compared over time with the intent of measuring shifts to different modes of transportation.

“Enclosed Structure” means a Building or other roofed construction, a basement, a manufactured home, or a storage tank.

“Flood Mitigation Project” or **“Project”** means the City’s South Boulder Creek Flood Mitigation Project.

“Green Space” means land not included in individual building sites to be used for active or passive recreation, trails, buffer zones or protected natural areas.

“Guiding Principles” means the CU South Guiding Principles in the BVCP.

“Habitable Space” means space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility space, and similar areas are not considered Habitable Space.

“Interrupted Roadways” may include traffic circles, speed control devices and other traffic mitigation improvements.

“MUTCD” means the then-applicable edition of the Manual on Uniform Traffic Control Devices used by the Colorado Department of Transportation.

“Natural Grade” means the existing grade or elevation of the ground surface as it exists following construction of the Project.

“Open Space” means land owned by the City and managed by the City of Boulder Open Space and Mountain Parks Department.

“Owner” means the University’s successors in interest, assignees, and all persons who may hereafter be transferred any real property interest, including a fractional interest, in the Property. However, “Owner” does not include the University or University Affiliates, the City of Boulder or the City’s Housing Authority.

“Peak Hour” means the concept referring to the hour of a day when the highest volume of traffic occurs on a transportation facility.

“Remaining Land Interest” means the University’s remaining land interests on the Property after the consummation of all conveyances of real estate interests contemplated in this Agreement, including any future conveyances of ROFO Parcels (as defined herein below).

“Roadway Bypass” means an uninterrupted roadway on the Property between State Highway 93 and State Highway 157 (Foothills Parkway), the design of which would incentivize its use as a “shortcut” between State Highway 93 and State Highway 157.

“Setback” means the minimum distance in linear feet measured on a horizontal plane between the outer perimeter of a structure, above grade, and the adjacent property boundaries.

“Transfer” means any sale, assignment or transfer, voluntary, involuntary or by operation of law (whether by deed, contract of sale, gift, devise, bequest, trustee’s sale, deed in lieu of foreclosure, or otherwise) of any interest in the Property, including but not limited to fee simple interest, joint tenancy interest, tenancy in common, a life estate, leasehold interest, or any interest evidenced by a land contract by which possession of the Property is transferred and grantor retains title; provided, however, that, notwithstanding any provision of this agreement to the contrary, a Transfer specifically does not include any of the following: (i) conveyance of a leasehold interest or permit to individual units or areas in the ordinary course of business; (ii) collateral assignments for the benefit of lenders or equity providers; or (iii) the transfer of interests to a partnership or similar business relationship in connection with (a) securing low income housing tax credit financing and the admission or departure of the low income housing tax credit financing, or contributing equity or imputed equity provider as a member or partner in the partnership or a similar relationship or (b) the development and financing of University-related facilities or improvements through a public-private partnership arrangement. Notwithstanding the foregoing, a transfer by the University to an affiliated entity, including, but not limited to the CU Boulder Enterprise Corporation, or subsidiary of such affiliated entity, shall be a permitted Transfer under this Agreement.

“Transportation Demand Management” means any action or set of actions aimed at reducing the impact of automobile traffic by influencing people’s travel behavior.

“Trip” means each single ingress to or egress from the Property onto an adjacent roadway via a motor vehicle or motorcycle.

“University” means the University, or a University Affiliate (as defined below), including, but not limited to the CU Boulder Enterprise Corporation, or subsidiary of such affiliated entity.

“University Affiliate” means the CU Boulder Enterprise Corporation or any other Internal Revenue Service Type I, Type II or Type III supporting organization created on behalf of and to support and benefit the University, or any subsidiary of such supporting organization.

“Vehicle Trip Rate” means the actual number of vehicles determined by traffic monitoring at the points of ingress to and egress from the Property.

2. Use Definitions. As used in this Agreement, the following terms related to uses of land have the following meanings:

“Accessory Building” or “Accessory Structure” means a detached Building or structure that is:

- a. subordinate to and customarily found with the principal Building, structure, or use of the land;
- b. for residential uses, the Building coverage is no greater than the Building coverage for the existing or proposed principal Building;

- c. operated and maintained for the benefit or convenience of the occupants, employees, and customers of or visitors to the premises with the principal use;
- d. used only by the occupant of the principal Building or structure; and
- e. not used as living or sleeping quarters.

“Accessory Dwelling Unit” means a separate and complete single housekeeping unit within a Detached Dwelling Unit or within an Accessory Structure to the principal dwelling unit of the lot or parcel upon which the unit is located.

“Accessory Use” means a use located on the same area as the principal Building, structure, or use to which it is related and that is subordinate to and consistent with or serving the principal use of the land; and operated and maintained for the benefit or convenience of the occupants, employees, and customers of or visitors to the premises with the principal use.

“Brewery” means a use with a manufacturer or wholesaler license issued under § 44-3-401, *et seq.*, C.R.S., and does not include any retail type liquor license under § 44-3-309, *et seq.*, C.R.S., on the lot or parcel, that is primarily a manufacturing facility, where malt liquors are manufactured on the premises, that may include a tap room that is less than or equal to 30 percent of the total floor area of the facility or 1,000 square feet, whichever is greater.

“Brewpub” means an establishment that is primarily a restaurant where malt liquor is manufactured on the premises as an accessory use. A brewpub may include some off-site distribution of its malt liquor consistent with state law.

“Community Garden” means land or rooftops that are gardened by a group of people that may or may not reside on the property and where the garden activities are not commercial crop production or greenhouse, and plant nursery uses.

“Daycare Center” means a facility providing care for children or adults who do not reside in the facility, are present primarily during daytime hours, and do not regularly stay overnight, which may include some instruction, and is licensed by the state, if applicable.

“Duplex” means a structure containing two dwelling units.

“Dwelling Unit, Attached” means three or more dwelling units within a structure.

“Dwelling Unit, Detached” means no more than one dwelling unit within a structure.

“Efficiency Living Unit” means a dwelling unit that contains a bathroom and kitchen and does not exceed a maximum floor area of 475 square feet.

“First-Year Student Housing” means housing leased by first-year undergraduate college students.

“Fraternity and Sorority” means a social fraternity or sorority consisting of university students and that is recognized as an active member by a national organization.

“Fraternity or Sorority House” means a house occupied exclusively by a Fraternity or Sorority, which often is equipped with a central kitchen or dining area maintained exclusively for members of the Fraternity and guests or visitors.

“Governmental Facilities” means a (i) municipal, county, state, or federal structure, building, or use, or (ii) joint research institute or endeavor between or among the University and federal departments or agencies; but does not include academic buildings.

“Large-scale Sport Venue” means an arena, stadium, or any other type of sports facility with fixed seating in excess of 3,000 people including without limitation a football stadium or a basketball arena.

“Mixed Use” means a Building that contains both residential uses and non-residential uses.

“Non-Residential Building, Large” means a Building that is accessory to a university use, including without limitation academic uses, research and development uses, and related educational operations provided by the University. Large Non-Residential Buildings have a floor area of 175,000 square feet or more.

“Parks and Recreation Uses” means uses which include playfields, playgrounds, and athletic and other recreational facilities or amenities, which are owned by the University or a public agency and are operated primarily for the benefit of the residents of the Development Zone.

“Principal Use” means the primary or predominant use of any lot, Building or structure.

“Public College and University” means a post-secondary education provided by the University, which awards associate, baccalaureate, or higher degrees.

“Residence Hall” means a Building intended or used principally for long-term sleeping accommodations only by students at a college, university, or other public, quasi-public, or private institution. A common kitchen and common rooms for social, media, entertainment, and recreation purposes may also be provided.

“Restaurant” means an establishment provided with a food preparation area, dining room equipment, and persons to prepare and serve, in consideration of payment, food or drinks to guests.

“Townhouse” means an attached single-family dwelling unit located or capable of being located on its own lot and is separated from adjoining dwelling units by a wall extending from the foundation through the roof which is structurally independent of the corresponding wall of the adjoining unit.

SECTION II - REGULATORY REQUIREMENTS UPON TRANSFER TO A THIRD-PARTY OWNER

3. Transfer of Property Interest by the University. This Agreement will remain in effect and continue to apply to a Transfer of the Property, or any portion thereof, by the University to a person or subsequent owners otherwise subject to the City’s ordinances and regulations; and the respective obligations, rights, benefits, and duties of the City and the University under this Agreement will continue to apply during the term of this Agreement to the use and development of property Transferred by the University. If the Property is Transferred to any Owner other than an entity affiliated the University Affiliate as contemplated herein or State of Colorado, such Owner will be subject to the City’s police powers, the authority to zone and regulate land uses for the public health, safety and general of the general public together with all review and approval processes associated with such regulatory authority.

4. Use of the Terms “University” and “Owner”. To identify how the Remaining Land Interest will be regulated if owned by an entity other than the University, the term “Owner” is used to indicate those provisions which will apply to any owner other than the University. Provisions that refer to “University” will apply to the property held by the University of Colorado or a University Affiliate. This includes the five acres of land Transferred to a University Affiliate for the purposes of entering a joint venture with the City’s Housing Authority for the development of affordable housing as contemplated under this Agreement. The terms “Owner” and “University” are defined in Section I.

5. Acknowledgement of Intent. The Parties have negotiated the annexation of the Property with the understanding that the Property will be a public asset held by the University for the benefit of the community and used to further its education and research missions. The Parties agree that if the Remaining Land Interest or any portion thereof (defined in Section I as the Property or any portion that is owned by the University after land is transferred to the City under this Agreement) is transferred by the University to a third party, then the applicable real property will be regulated more strictly than if it was owned by the University.

6. Summary of Additional Third-Party Regulations. If the Remaining Land Interest or any portion thereof is transferred by the University to a third party, then the transferred land will be subject to additional regulation as indicated in this Agreement. The additional regulations include:

- a. Any proposed development will comply with the requirements and review processes of Land Use Code, B.R.C. 1981, including but not limited to applicable building height, noise, wetland and outdoor lighting regulations;
- b. Development of residential uses will be subject to satisfaction of 45 percent affordable housing requirements; and,
- c. Potential tax consequences associated with not being owned by a public university will be the responsibility of the Owner.

7. Restriction on Transfer of Property. The University agrees that it will not transfer or otherwise alienate the Property for a period of 10 years following the effective date of an ordinance annexing the Property, unless the transfer is to the City of Boulder. Such 10-year period is referred to herein as the **“City’s Exclusive Option.”**

8. Land Valuation for Transfer to the City of Boulder. Except as specified in this Agreement for the transfer of land to the City for open space or flood mitigation, the Parties agree that for any transfer of the Remaining Land Interest or any portion thereof, during the City’s Exclusive Option the price will be capped at \$348,450 an acre increased by the percentage change above the prior year, if any, in the Denver-Aurora-Lakewood U.S. Bureau of Labor and Statistics Consumer Price All Items Index or if such index is no longer available, such successor index or any other index as is reasonably agreed upon by the Parties.

SECTION III - GENERAL STANDARDS

9. Acknowledgment of Consideration. The Parties have negotiated the rights and responsibilities of this Agreement in good faith based on projected costs. The Parties acknowledge that actual costs may vary from projected costs, especially since development will not occur for several years. Therefore, the Parties agree that the projected costs will be considered final costs for this Agreement. The City and the University each acknowledge and agree that their respective rights and obligations under this Agreement are supported by good and valuable consideration.

10. Requirements Prior to First Reading. Prior to the first reading of the annexation ordinance before City Council, the University will:

- a. Sign this Agreement, subject to University of Colorado Board of Regents final approval.
- b. Provide to the City an updated title commitment current within 30 days of the date of the first reading of the annexation ordinance or an attorney's memorandum that concludes or otherwise states that the University is the owner of the Property and authorized to execute this Agreement.
- c. Submit a wetland delineation map that meets the requirements of the City's Stream, Wetland and Water Body requirement described in Section 9-3-9, B.R.C. 1981.
- d. Sign and file a petition for inclusion in the Northern Colorado Water Conservancy District – Boulder Municipal Subdistrict and pay all applicable fees on land and improvements for inclusion in such subdistrict.

11. Access. The University will permit public access (subject to standard University access and use policies including the *Campus Use of University Facilities* policy), to recreational facilities, sidewalks, trails, Buildings and other amenities that are open to University guest use. Such public access includes use of any multi-use paths (“**MUPS**”) and trails connecting to Open Space land, use of recreation fields such as a possible running track, and any dog park. The Parties will collaborate on public access to the Property during development. The duty to collaborate applies to any Owner.

12. Addressing. The University will submit proposed street names and Building numbers (“**Addresses**”) to the City during its design development phase. Addresses will comply with the City of Boulder Addressing Policy, as amended. Provided that University-submitted Addresses comply with the City of Boulder Addressing Policy, the City will deliver timely written approval of same.

13. Conveyance of Land. Upon City's delivery of written notice to the University that the City (i) has received the approvals for the Flood Mitigation Project described in Section 42, and (ii) is waiving all contingencies to the complete performance of its obligations set forth

herein (the “**Waiver Notice**”), the City will request, and the University will convey by special warranty deed as soon as reasonably practicable the following portions of the Property at no cost to the City:

- a. The University will convey 80 acres to the City for flood mitigation purposes. If the City does not require the entire 80 acres for flood mitigation purposes, the remaining portion of the 80 acres (the “**Land Credit**”) conveyance will be conveyed to the Open Space Zone.
 - i. The City expects to use 36 acres for flood mitigation in the Flood Control Zone.
 - ii. The Land Credit, expected to be 44 acres, not used for flood mitigation facilities will be dedicated as Open Space within the Open Space Zone.
 - iii. Prior to the expiration of the De-Annexation Period, the City will identify the boundaries and land allocations contemplated above and will obtain and deliver to the University draft ALTA/NSPS Land Title Surveys for the applicable land areas for the University’s review and approval. The University shall have 30 days to review and provide comments on such surveys to the City, and the City will incorporate any reasonable University comments.
- b. In addition to the 80 acres, upon written request of the City, the University will convey two acres in a mutually agreed upon location on the Property to the City for public safety purposes. The City will have the option of electing to have the land conveyed as either a fee simple conveyance or a long-term lease. The City shall pay its pro rata share of costs of extending infrastructure to the two-acre site and all costs of improving the property. The Parties may enter into an intergovernmental agreement to mutually provide public safety services based on the Parties’ public safety goals and planning processes.

The City shall have an option to purchase remaining land in the Open Space Zone, expected to be approximately 75 acres, for a price of \$37,500 per acre. The exact amount and location of land available to purchase will be determined by the Parties after the Flood Mitigation Project is designed.

14. Conveyance of Water Rights. Upon the City’s delivery of the Waiver Notice, the University agrees to convey the 30.2 shares of the Dry Creek No. 2 Ditch Company water rights (the “**Water Rights**”) that are historically associated with the Property. Recognizing that the Water Rights provide a perpetual value to the University for irrigating the Remaining Land Interest and that if the University disposes of and disclaims the use of such rights, the value of the Water Rights is the opportunity cost equal to the value of obtaining annually, in perpetuity, equivalent irrigable water to replace such rights from the City, the City agrees to: (i) credit the amount that the University would otherwise pay as an irrigation Plant Investment Fee (PIF) to the cost of the PIF’s assessed to the Property (as specified in Section 17.h.iv.), and (ii) provide an

annual credit of 140 acre-feet that the University will be able to use for irrigation on its Remaining Land Interest, except during any water emergency declared for drought conditions.

15. Collaboration on Open Space Land. The Parties acknowledge the value and importance of Open Space land. As of the date of this Agreement, the University has not planned improvements to be constructed on its Remaining Land Interest. To further the shared goal of minimizing disturbance to protect the Property given its potential for high Open Space value and presence of sensitive species, the Parties agree to collaborate on how to protect and possibly restore wildlife habitat and incorporate Open Space values as they make plans for the Property. For example, the Parties will share plans for development which will impact the State of Colorado habitat protection area along South Boulder Creek and seek feedback from each other on noise, lighting and screening in the boundary area of the Zones of Consideration described below in Section IV.

16. General Development Standards. The following general development standards will apply to the Property.

- a. Development Phasing. The University may only construct Parks and Recreation Uses during the De-Annexation Period. After the City's delivery of the Waiver Notice to the University, the University may begin construction for other uses.
- b. Building and Structure Setbacks. All Buildings and structures will be setback at least 20 feet from all property lines. Notwithstanding the foregoing, the setbacks along the western property line are depicted in **Exhibit B.**
- c. Existing Wells. The City will not restrict or otherwise prohibit the University from using existing wells on the Property for irrigation purposes, even if served by city water utility. Under no circumstances may existing wells be used for domestic water purposes once the University has connected to city water utility. No person will make any cross connections to the City's municipal water supply system from any well on the Property.
- d. Fencing. If requested by the City, the University, or any Owner, will construct fencing between its recreation facilities and City Open Space. Fencing will meet the Department of Open Space Mountain Parks standards for fencing.

17. Fire and Life Safety Standards. The University will construct Buildings, Structures, or infrastructure in accordance with state fire codes and the following City of Boulder site planning standards.

- a. Fire Standards.
 - i. Fire Department access must, at a minimum, meet the City of Boulder Design and Construction Standard for emergency access concerning road widths, turn-arounds, and turning radius.

- ii. Fire hydrants will be spaced and installed in accordance with the applicable City of Boulder Design and Construction Standard.
 - iii. All development will comply with State of Colorado primary and secondary emergency access requirements. Emergency access routes will not exceed eight percent grade. The University will develop an emergency access plan when it begins the development of a site plan for the Property. Owners other than the University will comply with City of Boulder emergency access requirements.
- b. Floodplains. Any University Buildings, structures, or infrastructure constructed on the Remaining Land Interest will be built in accordance with the following flood plain safety standards.
 - i. The University will apply for, and the City will issue, flood plain development permits for regulated activities performed in the 100-year floodplain or conveyance zone.
 - ii. No portion of Enclosed Structures that include Habitable Space, including offices and residential uses, will be constructed in the 500-year floodplain.
 - iii. Enclosed restrooms, locker rooms or other accessory uses serving visitors to the recreation fields/area are permitted in the 500-year floodplain.
- c. Lighting, Outdoor. The University agrees to comply with the City of Boulder 2021 Outdoor Lighting Standards attached hereto as **Exhibit E** and incorporated herein by this reference.
 - i. Prior to the installation of outdoor lighting on the Property, the University will submit lighting plans, as required by the City's Outdoor Lighting Standards. The City will administratively review the lighting plans and provide the University a certification of compliance or notice of any deficiencies within 30 days following the University's submission. The University will correct any deficiencies prior to installation.
- d. Noise Standards. The University agrees to comply with the 2021 City noise standards attached hereto as **Exhibit G** and incorporated herein by this reference.
- e. Steep Slopes. No development except for roads, driveways, soil disturbance, MUPS, renewable energy structures, and necessary utilities infrastructure will be located on slopes of 15 percent or greater.
- f. Grades and Building Design. Where applicable, Buildings will be designed to conform to the natural contours of the land. The site plan will minimize erosion, slope instability, landslide, mudflow or subsidence, and minimize the potential threat to property caused by geological hazards. The University or Owner will consult a professional registered engineer to eliminate or control any problems of instability or inadequate drainage

prior to grading or the construction of any Buildings in areas with geological hazards.

- g. Wetlands. Prior to any development activities, for activities performed in the wetland or wetland buffer areas which may require a wetland permit, the University will map such areas on the Property in a manner that is consistent with the City's Stream, Wetland, and Water Body Protection Regulations and will comply with such regulations, which regulations are attached hereto as **Exhibit F** and incorporated herein by this reference. If the Property is Transferred by the University, the Owner will comply with then-current City of Boulder regulatory requirements regarding Wetlands effective as of the time of Transfer and as amended.
- h. Utilities. All water, wastewater, storm water and flood management facilities within, adjacent to or otherwise necessary to serve the Property and dedicated to the City for ownership, operation, and maintenance will be constructed in a manner consistent with this Agreement and the applicable City of Boulder Design and Construction Standards.
 - i. Prior to connecting to the City's water system, the following is required:
 - 1. A water system distribution analysis is needed prior to connection to the City's water distribution system to assess the impacts and service demands of the proposed development. Conformance with the City's Treated Water Master Plan, October 2011 and the 2019 Water Transmission Study findings is necessary.
 - 2. A mutually agreeable water and wastewater service agreement between the City and University for the Property.
 - 3. The University or Owner will connect applicable portions of the Remaining Land Interest to a portion of the City's water system known as Zone 3. This Zone 3 has a pipeline in Broadway which is higher in water pressure and may require the University or Owner to install, own and maintain its own pressure reducing valves.
 - ii. Prior to connecting to the City's wastewater system, the following is required:
 - 1. A collection system analysis is needed prior to connection to the City's wastewater collection system to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the City's Wastewater Collection System Master Plan of July 2016.
 - 2. A water and wastewater service agreement between the City and University for the Property.

- iii. On-site and off-site water main and wastewater main construction per the applicable City of Boulder Design and Construction Standards (DCS) as necessary to serve the development, as well as maintain the overall system, may be required. All proposed public utilities for this Project will be designed in accordance with the DCS.
- iv. The University will be responsible for paying all applicable Plant Investment Fees (“**PIF**’s”) at the time of development and/or connection to City utilities, except for the credit provided in Section 13, and the stormwater PIF of \$437,500 which will be paid at the end of the De-Annexation Period.
- v. The Parties understand and agree that the requirements of this section are the only requirements the University must satisfy for connection to City utilities.

SECTION IV - ZONES OF CONSIDERATION

18. **Zones of Consideration.** The Property includes three zones. These zones are shown on **Exhibit B**.

- a. The “**Development Zone**” is that portion of the Property within which development of structures containing Habitable Space is permitted to occur, within the total discretion of the University, subject only to state and federal statutes and regulations and the limitations in this Agreement.
- b. The “**Flood Control Zone**” is that portion of the Property where the City intends to implement Phase I of the South Boulder Creek Major Drainageway Plan and the University intends to construct recreational facilities.
- c. The “**Open Space Zone**” is that portion of the Property where wetland mitigation for both the Flood Mitigation Project and for future University development will occur.

19. **Zoning.** The Property will be annexed to the City with an initial zoning classification of Public. Except as provided in this Agreement, if owned by the University, the Property is subject to the rights and restrictions associated with Public zoning. If the land is transferred to an Owner other than the University, an application may be made to the City for re-zoning.

20. **Subdivision Exemption.** The Parties agree that no subdivision process is required pursuant to Title 9, “Land Use Code,” B.R.C. 1981, in connection with any conveyance of any portion of the Property from the University to the City.

21. **The Development Zone.** The following general development standards apply to the Development Zone portion of the Property:

- a. Permitted Uses. If owned by the University, the Development Zone may be used for the following uses:
 - i. Residential Uses, including:
 - 1. Efficiency Living Unit
 - 2. Dwelling Unit, Attached
 - 3. Dwelling Unit, Detached
 - 4. Duplexes
 - 5. Townhouse
 - 6. Student housing, including Residence Hall
 - 7. Cooperative Housing
 - ii. Non-residential Uses:
 - 1. Public Colleges and Universities
 - 2. Government Facilities
 - 3. Parks and Recreation Uses
 - 4. Mixed Use
 - 5. Accessory Uses, including but not limited to: Accessory Dwelling Units, Restaurants, Brewpubs and taverns; Daycare Center and Community Gardens
- b. Prohibited Uses. The following uses are expressly prohibited in the Development Zone or any other portion of the Property:
 - i. Non-Residential Building, Large
 - ii. First Year Student Housing
 - iii. Fraternities and Sororities
 - iv. Fraternities and Sorority House
 - v. Sports Venue, Large
- c. Building Height Limits. All Buildings on the Property will be limited to a height not exceeding 55 feet. Buildings will vary in height and articulation.
- d. Exceptions. If the Property is owned by the University, the 55-feet height limit will not apply to:
 - i. spires, belfries, cupolas, domes, or building roof structures with a pitch of 2:12 or greater and not exceeding 10 feet, not used for human occupancy, nor to silos, parapet walls, cornices without windows, antennas, chimneys, ventilators, skylights, or other necessary mechanical appurtenances usually carried above the roof level so long as they do not take up more than 25 percent of the roof area;
 - ii. light poles at government-owned recreation facilities;
 - iii. light and traffic signal poles in the right-of-way, nor to service and transmission line electrical utility poles; or
 - iv. renewable energy improvements carried on or above the roof level.
- e. Appurtenances. All roof top mechanical equipment will be screened from the perspective of the adjacent public right-of-view or paths, regardless of

the height of the Building, unless such screening conflicts with the function of the mechanical equipment. The University or Owner will consider the materials and color based on the following criteria:

- i. Screening is consistent with the Building design, colors and materials;
 - ii. Appurtenances are placed on the portion of the roof which is least visible from adjacent streets and properties;
 - iii. The height of the screen is the minimum appropriate to adequately screen the mechanical equipment; and
 - iv. Screening does not increase the apparent height of the walls of the Building. The use of parapet walls to screen mechanical equipment is discouraged. The height of parapet walls should be the minimum necessary to screen mechanical equipment.
- f. **Building Height Ceiling.** The Building height ceiling is a plane over the Property in which no portion of a Building may exceed, except as permitted elsewhere in this Agreement. The plane is described as 5,493.0' North American Vertical Datum of 1988 (NAVD 88), based on field survey conducted June 30, 2021. The City of Boulder's benchmark used for this reference was #S-407-1, a found chiseled "+" located in the sidewalk between 1230 and 1240 Chambers Drive, at the southeast corner of Ludlow Street and Chambers Drive.
- g. **Use Transition Zone.** The intent of the Use Transition Zone is to promote residential development that is contextually appropriate to neighboring properties. The boundary of the Use Transition Zone is illustrated in **Exhibit C**, attached hereto and incorporated herein by this reference. The following uses are permitted in the Use Transition Zone:
- i. Dwelling Unit, Attached
 - ii. Dwelling Unit, Detached
 - iii. Duplexes
 - iv. Efficiency Living Unit
 - v. Accessory Dwelling Unit
 - vi. Parks and Recreation Uses, private open space areas and private clubhouse intended for the benefit of on-site residents, and contextually appropriate to the adjacent neighborhood.
- h. **Viewsheds and Landscaping.** Building location, massing and height in the Development Zone will be designed and constructed to protect and complement views of the mountain backdrop from the Highway 36 bike path and the South Boulder Creek Trail. The University or Owner will plant trees and shrubs to screen Buildings and built infrastructure on the Remaining Land Interest from these viewsheds. The City will augment this landscaping on the portions of the Property acquired by the City.
- i. **Housing the Predominant Use.** Housing will be the predominant use of the site for areas within the Development Zone, although the site may

include a mix of residential and non-residential facilities. The site will emphasize housing units over non-residential space (jobs) to help balance jobs and housing in the community.

- i. As of the Effective Date, the anticipated number of housing units is approximately 1,100 residential units, with the Parties acknowledging that additional housing may be desirable consistent with the terms of this Agreement. The final number of residential units within the Development Zone will be guided by transportation performance and other site constraints.
- ii. No less than 150 residential units will be constructed prior to the construction of non-residential Buildings, except as exempted below. Exempted uses include:
 1. A public safety facility;
 2. Accessory Uses limited to those neighborhood uses which will serve the 150 residential units provided that the units and the space for such uses are scheduled for contemporaneous construction;
 3. Replacement or reconstruction of existing facilities existing on the Property at the time of annexation; and
 4. Parks and Recreation Uses.
- iii. To establish residential units as the predominant use of the Property over non-residential uses and to contribute positively to the balance of jobs and housing in the community, a mix of uses will be phased according to a ratio of two square feet of enclosed residential floor area to one square foot of enclosed non-residential floor area if the Property is owned by the University. As a disincentive to building large dwelling units, residential units larger than 2,000 square feet will only receive a credit of 2,000 square feet. Residential and non-residential units may be constructed concurrently, consistent with this formula. After the first 150 units have been constructed the University may construct and occupy non-residential Buildings, notwithstanding the two to one ratio described in this section, provided that the University commences construction of additional residential floor area necessary to maintain the two to one ratio within two years after the construction of the non-residential Buildings.
- iv. Limitation on non-residential Buildings. The cumulative floor area of all non-residential Buildings will not exceed 750,000 square feet.
- j. Housing for University needs. Housing on the site will meet the needs of the University faculty, staff and non-freshmen students in order to address the fact that Boulder housing is currently unaffordable to faculty, staff and students. Providing housing for the University faculty, staff and non-

freshmen students will contribute positively to the community's housing affordability goals and aid the University in its recruitment and retention. Housing should be mutually beneficial to the community and University and integrated with needs of the community rather than built as isolated enclaves.

- k. Affordable Housing. The University is currently discussing an arrangement with an affordable housing developer to continue the University's mission to provide much-needed housing. The goal of this arrangement would be to serve low-to-moderate income levels for the broader Boulder community.
 - i. Prior to connecting to the City's water or wastewater systems the University will convey approximately five acres of the Development Zone to a University Affiliate to partner with the City's housing authority for the development of permanent, deed-restricted affordable housing. While the intent of any potential partnership will be to pursue low-to-moderate income housing, the developer will maintain flexibility on targeted area median income levels based on then-current Boulder needs at the time of development, with priority consideration for the University's community members.
 - ii. Based on the acreage, the University and the developer expect approximately 100-110 units that will be available to the community through this arrangement. The University affiliate will provide the land through a long-term ground lease and the opportunity to develop within the Development Zone consistent with the University's desire to help the City meet its affordable housing goals.
 - iii. Due to the requirements set forth in Section 21.I. below, the requirement of the University to dedicate five acres to affordable housing will not transfer to a subsequent Owner.
- l. Affordable Housing Requirement upon Transfer. If the University Transfers the Development Zone, or any portion thereof to a subsequent Owner, the Transferred property will be subject to a requirement that 45 percent of any new dwelling units be permanently affordable. The permanently affordable units will be secured with a covenant that will be recorded with the Boulder County Clerk and Recorder. Except for the percent requirement, all other aspects of the affordable housing will be as required by 9-13, "Inclusionary Housing," B.R.C. 1981, or any successor ordinance. This percentage may be adjusted by mutual written agreement between the city manager and Owner so long as the community benefit is equivalent to 45 percent of the residential development.

22. Flood Control Zone. The following terms, standards and conditions will apply to that portion of the Property designated as the Flood Control Zone. The City has determined that the site will provide adequate areas for construction, maintenance, and operation of city flood control dams, appurtenances, and associated flood storage including freeboard to reduce flood risks. The Flood Control Zone will also provide opportunities for passive and active recreation activities, or other uses compatible with the floodwater mitigation system and where possible, conserve and/or restore areas within the flood mitigation facilities with high ecological value and mitigate impacts.

- a. Review of Engineering Details. The City will provide the University with digital copies of construction plans at the completion of 60 percent design of the preliminary design phase. The City will provide a period of 60 days for the University to review and provide comments on the Project. The City will consider the input in its refinement of engineering plans and respond in writing providing a rationale for material comments unable to be addressed.
- b. Permitting. The City will be responsible for all federal, state, and other governmental approvals for the Flood Mitigation Project, including approvals required for removal of the existing levee system and shall otherwise design and construct the Project improvements in accordance with applicable regulations and law.
- c. Drainage in flood detention areas. The City will design the Project to ensure that flood detention areas will meet the following standards:
 - i. The detention area will be designed to meet applicable state water rights drain time requirements.
 - ii. Ponding will not occur during non-flooding periods.
 - iii. The detention area adequately drains following a flood event.
- d. Increases in Floodplain. The City will not increase the 100- or 500-year floodplain limits onto the Development Zone without prior approval from the University, which approval may be withheld in the University's sole discretion.
- e. Tennis Courts and Warehouse Building. Based on current Project design and plans, the existing tennis courts and warehouse building will be impacted by the Project. The City will demolish these facilities as part of the Flood Mitigation Project and shall give the University written notice 90 days prior to the date that City commences such demolition. Prior to demolition, the University will remove the contents of the facilities. Any items left in the facilities will be considered abandoned and the University agrees that such items may be removed or destroyed.
- f. Site Access. The City will reestablish access along South Loop Drive at a width of 80 feet. The reestablished road will follow an alignment that is subject to the University's prior written approval and be paved to approximately 24 feet.

- g. Parks and Recreation Uses in the Flood Control Zone. The following terms, standards and conditions will apply to recreation facilities located in the Flood Control Zone.
 - i. Parks and Recreation Uses in the Flood Control Zone. Any Parks and Recreation Uses proposed in the Flood Control Zone of the Project require the City's review and approval to ensure they do not interfere with the functionality of the Project. The areas of the Flood Control Zone in which Parks and Recreation Uses may be constructed, subject to city review above, are shown as **Exhibit I**, attached hereto and incorporated herein by this reference.
 - ii. Construction. The University will be responsible for the design and construction of the recreational facilities. The University will coordinate the design of the recreation fields with the design of the drainage plan for the Flood Control Zone with the City. Use of City-owned land for recreational facilities will be contingent upon a license agreement executed by the Parties which addresses liability and community access.
 - iii. Running Track. The Parties agree to jointly consider a formal running track with public access during future planning of the Property.
 - iv. Dog Park. The Parties agree to jointly consider a multi-acre public dog park on the Property.
- h. Shared recreation facilities. The intent of the Parties is that shared recreation facilities, such as the running track, dog park and other recreation facilities will be constructed and available to the public. The Parties agree to jointly determine the appropriate uses of any shared parks and recreation facilities. Design standards for future park amenities will be mutually agreeable to the Parties. The University will consider incorporating City of Boulder Parks and Recreation Design Standards.

23. Open Space Zone. The following terms, standards and conditions will apply to that portion of the Property designated as the Open Space Zone.

- a. Mitigation. The Parties will develop a comprehensive mitigation plan within the Open Space Zone for environmental impacts on the Property.
 - i. In order to offset wetlands impacts from future University development, prior to the date that the University commences development of any facilities within an area of the Development Zone which will result in displacement of wetlands and prior to contracting for the comprehensive mitigation and provided that there is sufficient land area in the Open Space Zone to mitigate such impacts, the University will pay <under discussion> per acre to the City to mitigate the applicable displaced wetlands in the Open Space Zone. The maximum land area available for such

- mitigation in the Open Space Zone will be determined prior to the date of the Waiver Notice.
- ii. The City will design and construct the comprehensive mitigation within the Open Space Zone to be conveyed to the City. This will be done in such a manner as to generate the desired mitigation credits above and beyond what is needed for the Flood Mitigation Project and to incorporate the needs of the University.
 - iii. The Parties will coordinate the comprehensive mitigation project and make it available for educational opportunities for the Parties.
- b. Levee. The City may, at its expense, remove the existing levee system, an appurtenance of the land to be conveyed to the City, and will be responsible for necessary permitting and other requirements associated therewith.
 - c. Open Space Trail Connections. The City will coordinate with the University on the development of any new trail, or the designation or abandonment of any existing roads and trails, on land conveyed to the City. Any trail connection, construction, abandonment, use and maintenance will be at the City's sole discretion. No gates, trail connections or other pedestrian or vehicular access points (formal or informal) will be allowed from the Remaining Land Interest onto the City's Open Space without prior approval by the City and only in accordance with the Open Space Mountain Parks Department's policies, processes, and plans, as amended. Within 10 years following the Effective Date, the City will undertake a planning process to determine future uses within the Open Space Zone that are within City ownership, including but not limited to a consideration of future public access.
 - d. Uses. The Open Space Zone will be maintained, preserved and used only in a manner consistent with the open space purposes identified for open space land in Section 176 of the Charter of the City of Boulder.

SECTION IV - TRANSPORTATION

24. Access, Transportation, and Mobility – Generally. The intent of this Agreement is to ensure that the transportation needs generated by future development on the Property will not unduly adversely impact the transportation networks that serve the Property and surrounding area. Adverse impacts to local and regional networks will be mitigated through implementation of performance-based standards. The University has completed planning and transportation analyses to inform performance-based standards including but not limited to parking ratios, Trip Caps (defined below), transit use, pedestrian and trail connections, and access to transit passes. The access, transportation, and mobility requirements of this Agreement are intended to:

- a. Continue and extend the ongoing collaboration between the Parties in other areas within the City of Boulder (such as the 30th and Colorado underpass project) to manage the off-site transportation impacts of future

development on the Property by mitigating directly or collaborating and cost sharing with the City to mitigate material impacts on the City's transportation system.

- b. Ensure that future transportation performance of the Property is consistent with the University's Transportation Master Plan and generally consistent with the goals of the City Transportation Master Plan.
- c. Inform University efforts to encourage daily transportation habits of future residents and employees of and visitors of the Property that are consistent with other CU Boulder campus locations.

25. Access. The University will provide vehicular access to the Property subject to the following requirements:

- a. Primary access to the Property will be to Table Mesa Drive via South Loop Drive and a new roadway and access point to South Broadway (State Highway 93).
- b. Secondary access may be to Table Mesa Drive via Tantra Drive. Access via Tantra Drive will be controlled through a physical method implemented at the sole discretion of the University and utilized for emergency access, maintenance vehicles, or by the University transit. For any secondary access via Tantra Drive, the University will prioritize the use of electric-powered buses.
- c. The University will be responsible for obtaining necessary permits, design, right-of-way acquisition and construction necessary to establish vehicular access to the Property, including but not limited to applicable access permits from the City and Colorado Department of Transportation ("CDOT") for new or improved access to city streets and state highways and the construction of all necessary road improvements and traffic control infrastructure required by the City and CDOT (e.g., stop sign, acceleration/deceleration lanes, traffic signal). The University will be responsible for the cost of installing a new traffic signal on State Highway 93 at the new access point should the intersection meet the MUTCD warrants for signalization. For clarity, University cannot install a traffic signal without the intersection meeting the requirements of CDOT for a signal; the installation of a signal can only proceed at the sole and absolute discretion of CDOT. The Trip Cap for each point of access, as established in this Agreement, will not change because of the University's inability to obtain access permits.
- d. The University will employ measures, such as gates, to prevent use of the roadways of the Property as a Roadway Bypass.

26. Phasing. The University will develop an initial phasing plan as part of a CU Boulder South Micro-Master Plan. The University may modify the phasing plan in the future in a manner consistent with the development goals in this Agreement and will notify the City in

writing of such changes prior to carrying out any work based on the modified phasing plan. All on-site access improvements (roads, trails, multi-modal hub) will be built, as applicable, at a level sufficient to accommodate, support, and serve each development phase.

27. Trip Cap Program. The University will implement a Trip Cap program that establishes a maximum number of daily automobile trips to and from the Property (the “**Trip Cap**”) as follows:

- a. South Loop Drive: No more than 5,550 daily Trips each day.
- b. State Highway 93: No more than 750 daily Trips each day.
- c. A Trip Cap for Tantra Drive is not established because it is reserved for transit, emergency and maintenance vehicle access.

28. Trip Cap Monitoring. Traffic counts and determination of traffic volume will occur as described in this Agreement.

- a. The costs of all traffic counts conducted for determination of compliance with this Agreement will be paid for by the University and be performed by an independent consultant in consultation with the City.
- b. The University will be responsible for annually monitoring daily trips at times that coincide with the University’s academic calendar. All counts will be conducted during the academic year and will not include breaks or end-of-quarter finals, or other events that otherwise influence normal traffic patterns. Counts will take place over a period of two weeks and include a minimum of three counts. Recognizing that the initial phases of development will not approach the Trip Cap, the University will commence monitoring as follows:
 - i. A minimum of one count prior to commencing development of residential or mixed-use development.
 - ii. Annual monitoring commences following construction and occupancy of 900,000 square feet of floor area of development.
- c. At least one monitoring period, but no more frequent than annually, will be conducted between phases to ensure Transportation Demand Management strategies are adequate prior to proceeding with the following phase.
- d. Measurement points will include each vehicular access point.
- e. No later than 60 days following each monitoring period, the University will provide a written report at the conclusion of each monitoring period that, at a minimum, includes the following:
 - i. Raw traffic count data;
 - ii. A summary of any anomalies in the data and as a result, any necessary adjustments made to the final trip counts;
 - iii. Any special event days that have occurred since the previous reporting period, with a brief description of the event; and

- iv. Transportation Demand Management Monitoring, including but not limited to daily Peak Hour vehicle trips, Drive Alone rate; and Vehicle Trip Rate.

29. Special Event Days/Outside Programming. The City recognizes that special events, like visits from political candidates and small-scale sporting events, may occasionally exceed the Trip Caps. As such, the University is allotted 12 special event days annually for the Property to use at its discretion and without prior approval by the City which special event days will not count against the Trip Cap. The University will be responsible for security and traffic control for such events. Events beyond control of the University transit such as the shared use of recreational fields with groups unaffiliated with the University or municipal groups will not count against the Trip Cap or count against special event days.

30. Compliance. The following actions will be taken if the trips to the Property exceed the Trip Cap within a monitoring period:

- a. The University will identify and communicate to the City additional Transportation Demand Management strategies and/or infrastructure investments to lower the number of trips to within the allowable threshold within 90 days from the date of delivery of a written report showing the Trip Cap has been exceeded.
- b. The University will implement the strategies and programs to reduce trips to the Property within 180 days from the date of completion of the monitoring period (the “**Trip Cap Cure Period**”).
- c. Further phases of the University development not yet underway will be placed on hold until a minimum of two monitoring reports indicate compliance with this Agreement.
- d. After a determination that the Trip Cap has been exceeded, monitoring reports will be provided each quarter following the Trip Cap Cure Period until a minimum of two consecutive reports indicate that trips have been reduced below the Trip Cap. The University will revert to annual monitoring following two consecutive reports indicating compliance with this Agreement.
- e. The University will take the following actions if four consecutive quarterly reports indicate non-compliance with this Agreement:
 - i. The University will budget and reinvest funding into its transportation programs for the purpose of further reducing trips to and from the Property. The amount of funding is calculated as an amount not to exceed the cost of a regional fare charged by the Regional Transportation District, per each trip over the Trip Cap, applied daily. No less than \$5.00 will be applied. If the annual fare is no longer defined by RTD, the Parties will determine a substitute amount of funding based on the average cost of a daily regional mass transit fare of similar sized cities in Colorado or fare

cost of an alternative ride service from the Property to the University's main campus.

31. Parking. The University will provide parking areas that meet the following requirements:

- a. Maximum parking for residential and non-residential development will be calculated at a ratio of one space for each attached dwelling unit and one space for each 600 square feet of non-residential floor area.
- b. If tax credit financing for affordable units requires the provision of off-street parking with the affordable unit, then the parking space required for tax credit financing will be exempt from the parking cap.
- c. Detached Dwelling Units and Townhomes will provide parking within their respective premises and will not count against the maximum number of parking spaces.
- d. Residential parking allocated to a specific unit will be determined by residential type, at the sole discretion of the University, and located off of streets to the maximum extent practical.
- e. All parking areas will include the appropriate federally mandated spaces for accessibility.
- f. Parking areas will be designed to incorporate measures to provide parking for private, ride hailing, and transit vehicles, and provide vehicle safety, convenience, and separation of pedestrian movements from vehicular movements.
- g. Short-term bicycle parking is intended to offer a convenient and accessible area to park bicycles for customers and other visitors, and will be located on a public access level, within 50 feet of the main Building entrances and outside of a Building. Long-term bicycle parking will offer a secure and weather-protected place to park bicycles for employees, residents, commuters and other visitors who generally stay at a site for several hours. Long-term bicycle parking will be secured by a locked or monitored area or be visible from employees at work, located within 300 feet of the Building it serves, provide adequate lighting and adequate clearance around the rack to prevent conflicts with pedestrians or parked cars, and, if located in a parking garage, will be clearly marked as a bicycle parking space and separated from auto parking. Off-street bicycle parking spaces will be provided for all residential units and other facilities and meet the following minimum requirements:
 - i. Dwelling units without a private garage. Two spaces per unit, with 75 percent dedicated to long-term parking and 25 percent dedicated to short-term parking.
 - ii. Non-Residential Buildings. One space per 1,500 square feet of floor area, with 50 percent dedicated to long-term parking and 50 percent dedicated to short-term parking.

- iii. Accessory Uses. One space per 750 square feet of floor area, minimum of four.

32. Transportation Demand Management (“TDM”).

- a. The University will implement a transportation system that supports multi-modal mobility and transit connections between the Property and other campus locations to manage employee and resident access and mobility and to materially reduce car trips between the Property and main campus.
- b. Alternatives to automobiles will be promoted by incorporating site design techniques, land use patterns and supporting infrastructure that encourages walking, biking, and other alternatives to the single-occupant vehicle.
- c. At a minimum, the University agrees to implement the following additional TDM measures:
 - i. Micro mobility program memberships.
 - ii. Carpool opportunity and a vanpool subsidy program.
 - iii. Incorporate neighborhood services office and retail into the development to the extent the market supports such services.
 - iv. Transportation Network Company loading zones.
 - v. Parking Management. The University agrees to manage the parking associated with the Development Zone in the following manner:
 - 1. Parking spaces will be shared by different uses to reduce the amount of built parking infrastructure.
 - 2. Any parking that is provided for Attached Dwelling Units will be charged at prices separate from the rent for the unit, except as prohibited by tax credit financing for affordable units. The University will charge market rates or rates that are similar to parking rates set at the main CU Boulder Campus.
 - 3. The University will actively evaluate, monitor, and enforce its parking policies.
 - 4. Except for Detached Dwelling Units and Townhomes, provided that parking for such units is included in a garage accompanying the unit, the University will charge for all parking in the Development Zone, including without limitation on-street or off-street parking areas, unless prohibited by low-income tax credit financing for affordable units.

33. Transportation Options Access. The University will establish and operate transit/shuttle service to its campuses and facilities, other commercial destinations (as determined by the University), transit routes and connection points to regional transit.

- a. Bike and pedestrian access to local and regional transit and the MUPS system will be improved.
- b. Multimodal facilities will have direct connection to internal and external mobility options.

34. Mobility Hub. The University will construct a multi-modal mobility hub and implement transit connections between the Property and other University campus locations to manage employee and resident access and mobility. The initial hub improvements will be constructed prior to completion of the first non-residential Building, unless an alternative date is requested by the University and approved by the City. The hub will be expanded over time to adequately meet the demand generated by development of the Property. The multi-modal mobility hub will be designed, constructed, and operated as follows:

- a. Integrate transit, pedestrian and bicycle facilities, car/ridesharing, and a context-appropriate parking supply compliant with applicable accessibility standards and regulations.
- b. Be designed at size and with services that are proportionate to development.
- c. Primarily support residents, visitors, and employees of the Property.
- d. Implement first and last mile connections to the hub, consistent with University's TDM program.
- e. At a minimum, the hub will include the following improvements and services: frequent transit service and bus stop infrastructure; clearly identifiable and safe bicycle and pedestrian connections; bikeshare or micro-mobility services; managed curb for pick-up and drop-off; real-time information and a wayfinding kiosk; and, charging connections for mobility devices.
- f. The University will consider including vending services, retail and/or food service options to the hub.

35. On-site Improvements. Onsite improvements and the timing of delivery of same will be determined within the micro-master planning of the Property and include trails and MUPS connections to the public way.

- a. The University will design and construct the internal transportation improvements including without limitation streets, curb, gutter, sidewalks, MUP's, trails and associated multi-modal features that, at a minimum, includes the following:
 - i. Construct a 12-foot-wide multi-use path with two-foot-wide shoulders on each side of the path along the west boundary of the site on an alignment (and associated connections to local streets) consistent with what is in the City of Boulder Transportation Master Plan from State Highway 93 to Table Mesa Drive.
 - ii. When reconstructed by the University, South Loop Drive will include a detached multi-use path and buffered bicycle lane.

- b. The University will maintain and allow public access to all trails and MUPS constructed on the Property.
- c. The University will provide the City the opportunity, pursuant to Section V below to review and provide comments on the design of transportation improvements and coordinate the design and construction of on-site multi-modal improvements.

36. Off-Site Improvements. The University will construct the public transportation improvements necessary to serve the Property, including, but not limited to, engineering design, right-of-way acquisition, construction and obtaining required permits. *<phasing of improvements under discussion>* The City will review and approve the construction drawings. The public improvements the University is required to construct are:

<These and other off-site improvements under discussion>

- a. A new access point onto State Highway 93 meeting the standards contained in the State Highway Access Code. The State Highway Access Permit Application for the new access point shall include a revised traffic study with updated existing and projected traffic data.
- b. Enter into an agreement with the City for a 50/50 cost sharing arrangement for the evaluation and provided that, in the determination of the Parties, the evaluation indicates financial and technical feasibility of such project, the cost for a MUP underpass under Table Mesa connecting the RTD Park-n-Ride lot to Thunderbird Drive.
- c. The reconstruction of the existing Table Mesa Drive / South Loop Drive / Highway 36 off-ramp intersection consistent with the design recommendations included in the CU Boulder South Traffic Impact Study and meeting the standards contained in the State Highway Access Code and the City's Design and Construction Standards unless administratively amended by the City. The State Highway Access Permit Application for the land use changes on the Property shall include a revised traffic study with updated existing and projected traffic data.

SECTION V - REVIEW OF PLANS

37. CU Boulder South Master Plan. The University will provide the City opportunities to review the CU Boulder South Master Plan. Prior to any University development in the Development Zone, the University will submit a draft CUBSMP to the City for its review and comment. The City will review the draft CUBSMP and provide written comments to the University within 90 days following the University's submission of the CUBSMP.

38. Conceptual Design Reviews. For each active phase of development on the site, but prior to Design Review Board review of such plans, the University will submit 90 percent conceptual design plans to the City for development on the Property (the "**Concept Plans**"). The City will have a period of 60 days to review and provide comments following the University's

delivery of the Concept Plans. The intent of the concept design phase is to apply the goals, objectives, priorities of the CUBSMP, observations of the specific project phase site characteristics, and the program summary for the applicable phase of development.

39. Conceptual Plan Requirements. Plan submittal requirements for conceptual building and site development review are the same as those required for consideration of the concept design phase by the University of Colorado Design Review Board as may be updated from time to time.

40. City Comments. The City's comments will pertain to two categories:
- a. Compliance review to verify that the proposed development activity complies with the terms of this Agreement.
 - b. Discretionary comments intended to further the City's goals and policies. The University will consider the City's discretionary comments and may recommend associated conceptual plan amendments to the Design Review Board. The University will consider the City's comments and respond in writing providing a rationale for material comments unable to be addressed.

41. Final Plans. Upon completion of any improvements on the Property, the University will provide the City with the final as-built construction documents in portable document format (PDF).

42. Flood Mitigation Project.
- a. Development Phasing. The City is in the process of designing the Flood Mitigation Project ("**Project**") for South Boulder Creek. Until the City obtains the approvals for the Project listed in Section 42.b. below, the only facilities constructed by the University will be for Parks and Recreation Uses, temporary access roads, parking, and renewable/alternative energy systems on the Property.
 - b. Disconnection from the City. Prior to construction, the Project will require approvals from: USACE/EPA 404 Individual Permit (this include USFWS Consultation); FEMA CLOMR; CDOT Right of Way Permit and Landowner Agreement; and Colorado Dam Safety Engineer Design Approval. The City will also need land upon which to construct the Project. If the City does not receive such approvals by the end of the De-Annexation Period, the City, in its discretion, may require that the University apply and otherwise commence the process to disconnect the Property from the City using the process described in § 31-12-501, C.R.S. *et seq.* Upon written request by the City to commence the process to disconnect, the University shall take action within 30 days to commence the process to disconnect. If so, requested by the University, the City will not charge the University for any cost associated with disconnection from

the City. For the purposes of this annexation, the City adopts the disconnection procedures § 31-12-501, C.R.S. *et seq.*

- c. **Written Notice to Proceed.** After the earlier of (a) the City has received all the required approvals described above, or (b) after the De-Annexation Period, at the written request of the City, the University will convey to the City all the Property so agreed by the Parties.

43. **No Right or Remedy of Disconnection.** No right or remedy of disconnection of the Property from the City will accrue, other than as provided by this Agreement and applicable state laws. In the event the Property is disconnected pursuant to this Agreement, the City will continue to serve any existing taps on the Property with water and sewer service as provided under a standard Out of City water permit issued pursuant to the City's utility codes in Sections 11-1-15 and 11-2-10, B.R.C. 1981.

SECTION VI – RIGHT OF FIRST REFUSAL; RIGHT OF FIRST OFFER

44. **Right of First Offer.** If the University determines to sell the Remaining Land Interest or a portion thereof (the **“ROFO Parcel”**), whether after receiving an offer from a third party or of its own volition, the University shall first provide the City with an option to purchase the ROFO Parcel (the **“ROFO Option”**) as set forth below.

- a. **ROFO Notice and Option Notice.** Provided University has determined in its sole discretion to offer City the ROFO Option and, if applicable, prior to entering negotiations with any third party, the University shall deliver written notice of the ROFO Option no later than the next occurring April 1st (the **“ROFO Notice”**). Upon receipt of such notice, the City shall have until June 1st of the same calendar year (the **“Option Year”**) to notify the University in writing that it wishes to exercise its option to purchase the ROFO Parcel (the **“Option Notice”**).
- b. **ROFO Negotiation Period.** Provided that the City has duly exercised the ROFO Option by timely delivery of the Option Notice, the Parties shall have until August 1st of the Option Year to negotiate and agree to terms of a contract for the City to purchase the ROFO Parcel.
- c. **Option Not Exercised During City's Exclusive Option.** If, during the City's Exclusive Option, the City (i) fails to timely deliver the Option Notice, or (ii) declines to exercise the ROFO Option, then the City's ROFO Option shall be deemed withdrawn and shall no longer apply to the applicable ROFO Parcel.
- d. **Option Closing Deadline.** If the closing of City's acquisition of the ROFO Parcel does not occur on or before January 31st of the calendar year immediately following the Option Year, then the City's ROFO Option shall be deemed withdrawn and shall no longer apply to the applicable ROFO Parcel, unless otherwise agreed by the Parties in writing.

- e. Failed Ballot Measure to acquire ROFO Parcel. If the acquisition of the ROFO Parcel appears as a ballot measure in a City of Boulder election, and the voters fail to approve the measure, then the City's ROFO Option shall be deemed withdrawn and shall no longer apply to the applicable ROFO Parcel.
- f. Survival of City's Exclusive Option. Notwithstanding the provisions of Sections 44.c., d., and e. above, if the 10-year term of the City's Exclusive Option has not yet expired, then such exclusive option shall still have the effect of prohibiting a sale to a third party until its expiration.
- g. Right of First Offer Following Expiration of City's Exclusive Option. After expiration of the City's Exclusive Option, and provided that the City has not failed to exercise its ROFO Option under Sections 44.c., d., or e. above with respect to the then-offered ROFO Parcel, the City shall maintain the right of first offer for other ROFO Parcels in accordance with this Section 44.

45. Determination of Fair Market Value. The Parties will determine the fair market value of the ROFO Parcel as set forth below:

- a. Sale of Raw Land Valuation. Provided that the ROFO Parcel is in the state of raw unimproved land, the purchase price for the ROFO Parcel shall be determined in accordance with Section 8 above.
- b. Valuation of Improved Land or After Expiration of City's Exclusive Option. If at the time of offering the ROFO Option, the University has commenced constructing any infrastructure or vertical improvements on or to the ROFO Parcel, then the purchase price for the ROFO Parcel shall be determined by the appraisal method set forth in this Section 45.b. The Parties will each select an appraiser. The selected appraisers will, within 45 days of being retained, provide their respective opinions of the fair market value of the ROFO Parcel ("**Appraised Value**"). In their determinations of Appraised Value, each appraiser will determine the fair market value of the ROFO Parcel based on customary appraisal practices and methods most applicable to the ROFO Parcel. If the two Appraised Values are within 10 percent of each other, the purchase price will be the average of the two Appraised Values. If the two Appraised Values are not within 10 percent of each other, the two selected appraisers will mutually agree upon a third appraiser. The third appraiser will determine an opinion of the Appraised Value. The purchase price will be the average of the three Appraised Values obtained pursuant to this section.

SECTION VII - MISCELLANEOUS PROVISIONS

46. Provision of Utility Service. Upon adoption of an ordinance by the Boulder City Council annexing the Property, the City is obligated to provide utilities and other municipal services on the same general terms and conditions as the rest of the municipality receives.

47. Timeline of Responsibilities at Key Milestones. The Parties have agreed on the timeline of responsibilities at key milestones shown in **Exhibit H**, attached hereto and incorporated herein by this reference.

48. No Encumbrances. The University agrees that between the time of signing this Agreement and the time when final legislative action on the annexation of this Property has occurred, the University will neither convey ownership nor further encumber the University's Property, without the express approval from the City. Prior to the recording of this Agreement with the Boulder County Clerk and Recorder, the University agrees not to execute transactional documents encumbering the Property or otherwise affecting title to the Property without first notifying the City.

49. Original Instruments. Prior to the first reading of the annexation ordinance, and subject to Board of Regents approval, the University will provide an original of this Agreement signed by the University, along with any instruments required in this Agreement. The City agrees to hold such documents until after final legislative action on the annexation of this Property has occurred. Final legislative action by the Boulder City Council will constitute acceptance of such documents by the City. If the City does not annex the Property, all such documents shall become null and void without further action and the City agrees to return all such documents to the University.

50. Waiver of Vested Rights. The University waives any vested property rights expressly superseded by annexation or this Agreement that may have arisen under Boulder County jurisdiction. This Agreement will replace any such rights that may have arisen under Boulder County jurisdiction.

51. Dedications. The University acknowledges that any dedications and public improvements required herein with this annexation are rationally related and reasonably proportionate to the impact of the development of the Remaining Land Interest as set forth in this Agreement.

52. Term and Future Interests. This Agreement and the covenants set forth herein will run with the land and be binding upon the University as set forth in this Agreement, the University's successors and assigns, Owners, and all persons who may hereafter acquire an interest in the Remaining Land Interest, or any part thereof. If any of the terms set forth in this Agreement are found to be void for violation of the rule against perpetuities or some other analogous provision, then such provisions will continue only for the period of the lives of current

duly elected Boulder City Council members, their now living descendants, if any, and the survivor of them, plus 20 years and 364 days.

53. Historic Drainage. The University agrees to convey drainage from the Remaining Land Interest in a historic manner that does not materially and adversely affect abutting properties.

54. Right to Withdraw. The University retains the right to withdraw from this Agreement up until the time that final legislative action has been taken on the ordinance that will cause the Property to be annexed into the City. The final legislative action will be the vote of the Boulder City Council after the final reading of the annexation ordinance. The University's right to withdraw will terminate upon the Boulder City Council's final legislative action approving the annexation. If the University withdraws from this Agreement in the manner described above, this Agreement will be null and void and will have no effect regarding the University. The City agrees, within 30 days of a request by the University after a withdrawal, to return all previously submitted fees (other than annexation application and review fees), application, conveyance deeds, leases, licenses and easement and/or rights of way dedication documents which the University submitted or entered into with the City pursuant to this Agreement.

55. Failure to Annex. This Agreement and any document executed pursuant hereto will be null and void and of no consequence if the Property is not annexed to the City.

56. Breach of Agreement. If either Party breaches or fails to perform any required action under or fails to pay any fee specified under this Agreement, each Party acknowledges that the other Party may take all reasonable actions to cure the breach, including but not limited to, the filing of an action for breach of contract or specific performance of the obligations described in this Agreement. The Parties agree that a failure to perform due to citizen petitions, citizen referendums, or litigation will not be considered a breach of the Agreement.

57. Extension of the De-Annexation Period. The De-Annexation Period will automatically extend for up to two successive terms of one year in the absence of either Party giving notice of intent to not extend. Notice of the intent to not extend must be given at least 30 days prior to the end of the De-Annexation Period. This extension will apply to all references in this Agreement with a milestone or deadline based on the De-Annexation Period. The De-Annexation Period may be extended by mutual agreement of the Parties for five additional one-year terms (for a total period of 10 years) if the Parties are involved with litigation from third parties that prevent the Parties from satisfying the obligations of this Agreement. In no event will the De-Annexation Period extend beyond the 10th anniversary of the original effective date of the annexation ordinance (without regard to a suspension thereof or stay imposed thereon) for the Property and this Agreement shall automatically terminate upon such 10th anniversary.

58. Force Majeure. In the event either Party is unable to perform its obligations under the terms of this Agreement because of acts of God, citizen petition or referendums, litigation, or

other causes reasonably beyond its control, such Party shall not be liable for damages to the other for any damages resulting from such failure to perform or otherwise from such causes.

59. Entire Agreement. The Parties understand and agree that the University is entering into this Agreement with the understanding that the provisions of the Agreement set forth all the requirements for annexation and development of CU Boulder South, and any additional requirements imposed on the University or on the Agreement will render the Agreement void and the University will commence de-annexation proceedings.

60. Dispute Resolution. The Parties shall attempt to resolve any dispute arising out of or relating to this Agreement through negotiations between designees of the Parties, who have authority to settle the same. If the matter is not resolved by negotiation within 30 days of receipt of a written 'invitation to negotiate,' the Parties will attempt to resolve the dispute in good faith through an agreed Alternative Dispute Resolution (ADR) procedure, or in default of agreement, through an ADR procedure as recommended to the Parties by a mutually agreed upon mediator. Nothing in this clause shall be construed as prohibiting a Party from applying to a court for interim injunctive relief.

EXECUTED on the day and year first above written.

(Signatures appear on following pages)

UNIVERSITY:

By: _____

Printed Name: _____

**CITY OF BOULDER,
a Colorado home rule city**

By: _____
Nuria Rivera-Vandermyde,
City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney's Office


Date: _____

EXHIBITS

Exhibit A	Legal Description of Property and Annexation Map
Exhibit B	Zones of Consideration
Exhibit C	Use Transition Zone and Buffer Map
Exhibit D	<i>RESERVED</i>
Exhibit E	Outdoor Lighting
Exhibit F	Stream, Wetland and Water Body Requirements
Exhibit G	Noise
Exhibit H	Timeline of Responsibilities at Key Milestones
Exhibit I	Location of Parks and Recreation Uses in the Flood Control Zone

ANNEXATION MAP
CU SOUTH
A PARCEL OF LAND LOCATED IN SECTIONS 9 AND 16,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 308.154 ACRES
SHEET 1 OF 2

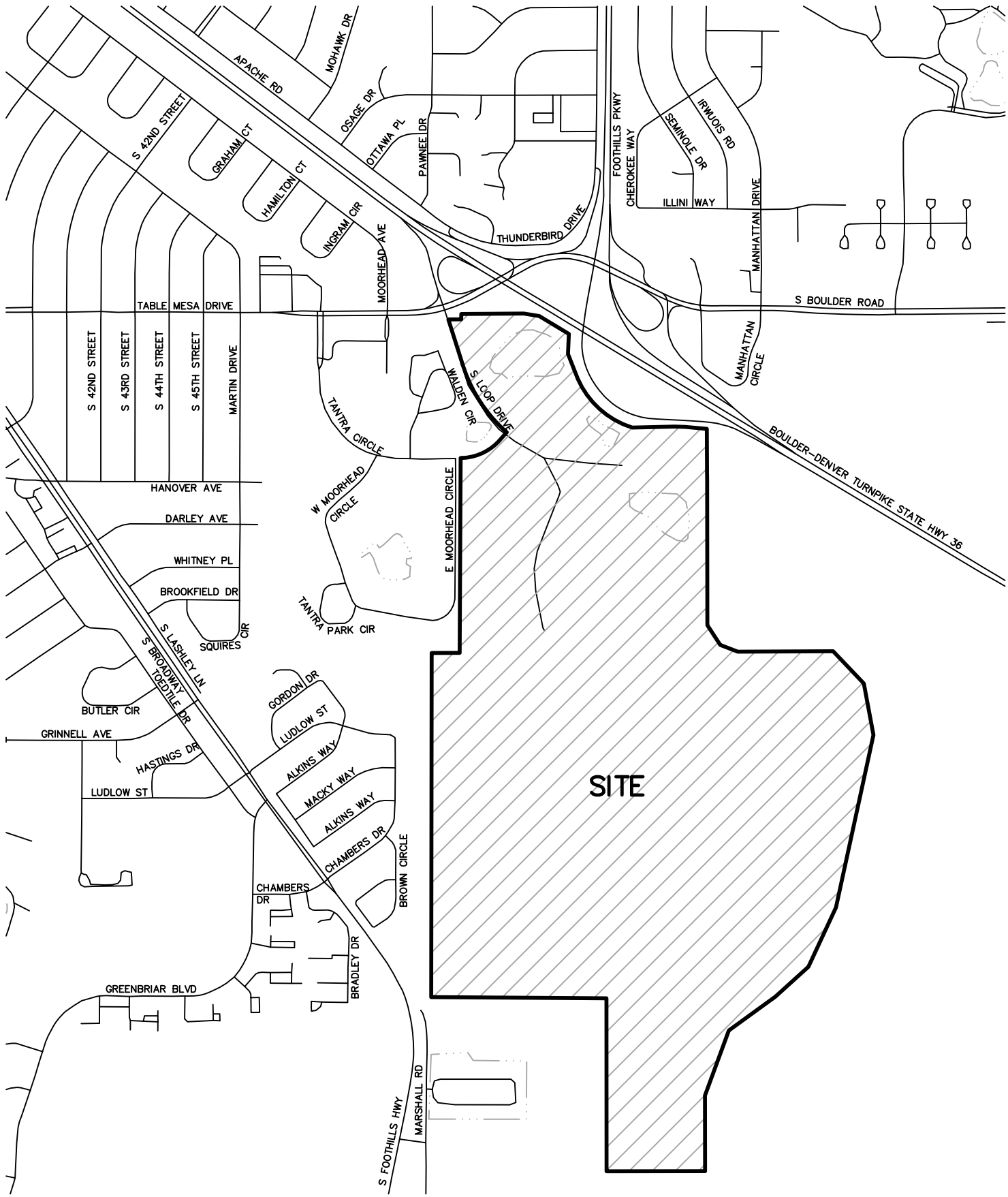
LEGEND

	PROPERTY CONTIGUOUS TO EXISTING CITY OF BOULDER LIMITS
(R)	RECORD COURSE
(M)	MEASURED COURSE PER THIS SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 9 AND 16 OF TOWNSHIP ONE SOUTH OF RANGE SEVENTY WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M., WHENCE THE SOUTHEAST CORNER OF SAID SECTION 9 BEARS NORTH 89°25'00" EAST, 1330.00 FEET, SAID POINT BEING ON THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026;
THENCE ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026, THE FOLLOWING THREE COURSES:
THENCE SOUTH 53°57'00" WEST, 439.89 FEET;
THENCE SOUTH 20°10'00" WEST, 530.00 FEET;
THENCE SOUTH 00°01'52" EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, 577.97 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE SOUTH 89°55'15" WEST, ALONG SAID SOUTH LINE, 752.64 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE NORTH 00°01'52" WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, 1322.13 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 9 AND 16;
THENCE NORTH 89°36'36" WEST, ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 9, 1340.57 FEET TO THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4;
THENCE NORTH 00°05'17" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 9, 2631.36 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4;
THENCE NORTH 89°46'26" EAST, ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4, 213.64 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 1287 AT PAGE 5 OF THE SAID BOULDER COUNTY RECORDS, FROM WHICH POINT THE CENTER 1/4 CORNER OF SAID SECTION 9 BEARS NORTH 89°46'25" EAST, 1120.70 FEET;
THENCE NORTH 00°16'56" EAST, ALONG THE WEST LINE OF SAID PARCEL, 1489.55 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN BOOK 953 AT PAGE 413 BEARS NORTH 00°16'56" EAST, 41.50 FEET;
THEN FOLLOWING THE SOUTHERLY AND EASTERLY LINES OF THE PARCEL OF LAND DESCRIBED ON FILM 1023 AS RECEPTION NO. 294102 FOR THE FOLLOWING FIVE COURSES:
THENCE NORTH 89°36'37" EAST, 0.48 FEET TO A POINT OF CURVATURE TO THE LEFT;
THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, 338.55 FEET TO A POINT OF TANGENCY, SAID ARC OF CURVE HAVING A RADIUS OF 402.73 FEET, AN INTERIOR ANGLE OF 48°09'54" AND A CHORD BEARING NORTH 65°31'42" EAST, 328.67 FEET;
THENCE NORTH 41°26'43" EAST, 79.42 FEET TO A POINT ON A NON-TANGENT CURVE;
THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, 622.66 FEET TO A POINT OF TANGENCY, SAID ARC OF CURVE HAVING A RADIUS OF 1152.56 FEET, AN INTERIOR ANGLE OF 30°57'14" AND A CHORD BEARING NORTH 33°04'38" WEST, 615.12 FEET;
THENCE NORTH 17°36'22" WEST, 42.98 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN BOOK 953 AT PAGE 413;
THEN FOLLOWING THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1023 AS RECEPTION NO. 294101 FOR THE FOLLOWING ONE COURSE:
THENCE CONTINUING NORTH 17°36'22" WEST, 321.87 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 804 AS RECEPTION NO. 051988;
THENCE NORTH 89°36'30" EAST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 804 AS RECEPTION NO. 051988, 98.72 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN BOOK 953 AT PAGE 413;
THENCE NORTH 00°15'30" EAST, ALONG SAID EAST PARCEL LINE, 41.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 1287 AT PAGE 5, A POINT ON THE SOUTH LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92;
THEN FOLLOWING THE SOUTH LINES OF THE PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92 FOR THE FOLLOWING THREE COURSES:
THENCE NORTH 89°36'30" EAST, 476.96 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF THE SAID PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92;
THENCE SOUTH 80°40'06" EAST, 118.04 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 880 AT PAGE 92;
THENCE SOUTH 58°57'21" EAST, 265.84 FEET TO THE MOST NORTHERN POINT OF THE PARCEL OF LAND DESCRIBED ON FILM 763 AS RECEPTION NO. 010051;
THEN FOLLOWING THE WESTERLY AND SOUTHERLY LINES OF SAID PARCEL OF LAND DESCRIBED ON FILM 763 AS RECEPTION NO. 010051 FOR THE FOLLOWING SIX COURSES:
THENCE SOUTH 02°34'39" WEST, 153.50 FEET;
THENCE SOUTH 21°21'36" EAST, 169.90 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 673.00 FEET, A DISTANCE OF 610.74 FEET (THE CHORD OF THIS ARC BEARS SOUTH 46°41'21" EAST, 590.00 FEET);
THENCE NORTH 88°40'54" EAST, 324.50 FEET;
THENCE SOUTH 87°41'21" EAST, 81.60 FEET;
THENCE SOUTH 84°49'06" EAST, 164.21 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NOS. 287022 AND 287025;
THENCE SOUTH 00°45'27" EAST, ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NOS. 287022 AND 287025, 329.40 FEET TO THE EAST LINE OF THAT TRACT OF LAND RECORDED ON FILM 602 AS RECEPTION NO. 846200;
THENCE SOUTH 00°21'10" EAST, CONTINUING ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NOS. 287022 AND 287025, 59.98 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9;
THENCE ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287025, THE FOLLOWING 6 COURSES:
THENCE SOUTH 00°06'17" EAST, 1110.00 FEET;
THENCE SOUTH 33°06'08" EAST, 180.00 FEET;
THENCE SOUTH 69°12'08" EAST, 143.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 9, WHENCE THE EAST 1/4 CORNER OF SAID SECTION 9 BEARS NORTH 89°44'39" EAST, 1636.25 FEET;
THENCE NORTH 89°44'39" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9, 728.83 FEET;
THENCE SOUTH 43°34'47" EAST, 340.44 FEET;
THENCE SOUTH 10°34'47" EAST, 400.00 FEET;
THENCE SOUTH 12°15'08" WEST, ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287025 AND THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026, 1349.94 FEET;
THENCE ALONG THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED ON FILM 1017 AS RECEPTION NO. 287026, THE FOLLOWING 2 COURSES:
THENCE SOUTH 24°55'00" WEST, 500.00 FEET;
THENCE SOUTH 47°55'00" WEST, 340.00 FEET TO THE POINT OF BEGINNING.




VICINITY MAP
SCALE: 1" = 1000'

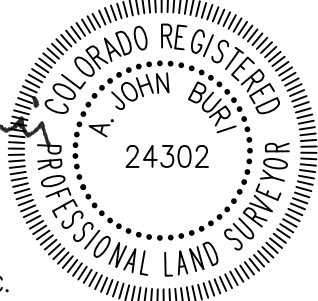
SURVEY NOTES

- THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED TO THE CITY OF BOULDER, COLORADO.
- THIS ANNEXATION IS BASED ON THE AN ALTA/ACSM LAND TITLE SURVEY BY SCOTT, COX & ASSOCIATES, INC., LS-97-0048, 02/05/97.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a).
- LAND TITLE GUARANTEE COMPANY/OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: PIB70608175.1003139 DATED JANUARY 17, 2019 AT 5:00 P.M. WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF BOULDER, COLORADO, AND THAT AT LEAST ON SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT CITY OF BOULDER, COLORADO.


A. JOHN BURI, PLS 24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.



SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by	AJB	Date	07/13/21	Scale	AS SHOWN	Drawing no.	18492A-1	Sheet	1
Drawn by	JAS	Revision		Description		Date		Project no.	18492A
Checked by	AJB								

ANNEXATION MAP

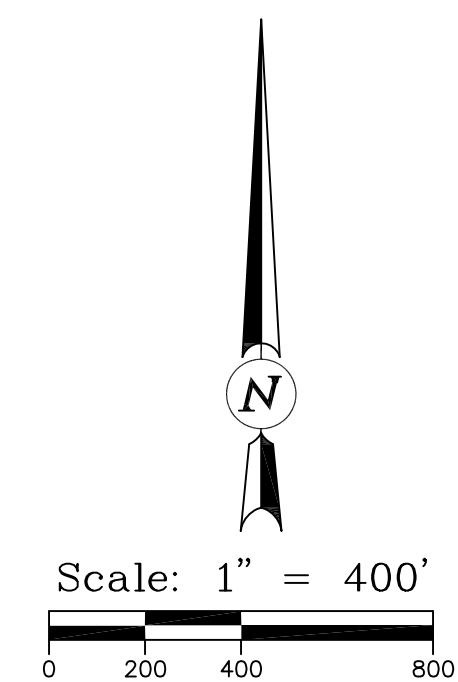
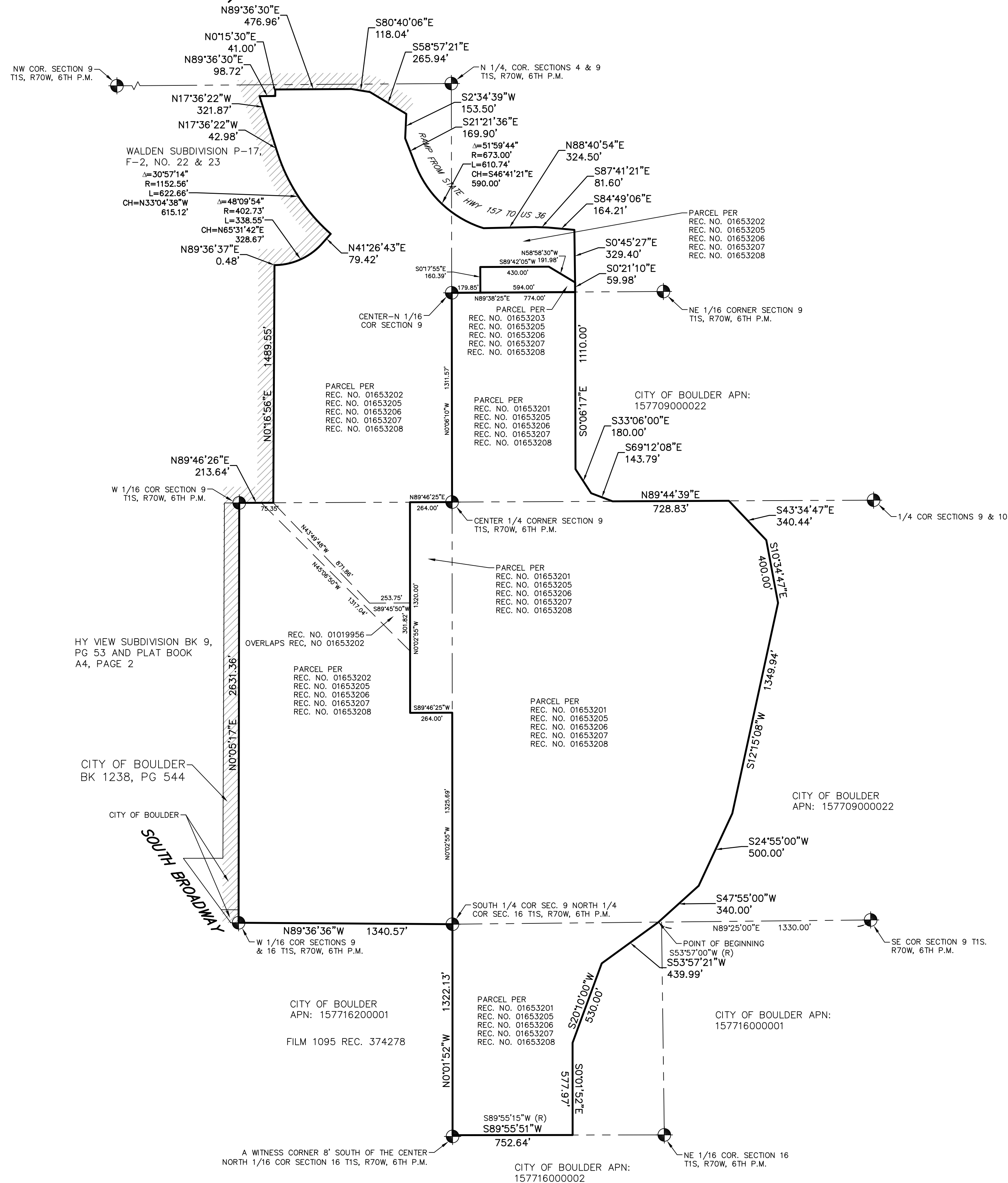
CU SOUTH

A PARCEL OF LAND LOCATED IN SECTIONS 9 AND 16,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

TOTAL AREA = 308.154 ACRES

SHEET 2 OF 2

SOUTH BOULDER ROAD / TABLE MESA DRIVE




					
SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051					
Designed by	AJB	Date	07/13/21	Scale	1"=200'
Drawn by	JAS	Revision		Drawing no.	18492A-1
Checked by	AJB	Description		Date	
				Sheet	2
				Project no.	18492A

Exhibit B: Zones of Consideration



Exhibit C: Use Transition and Buffer Map

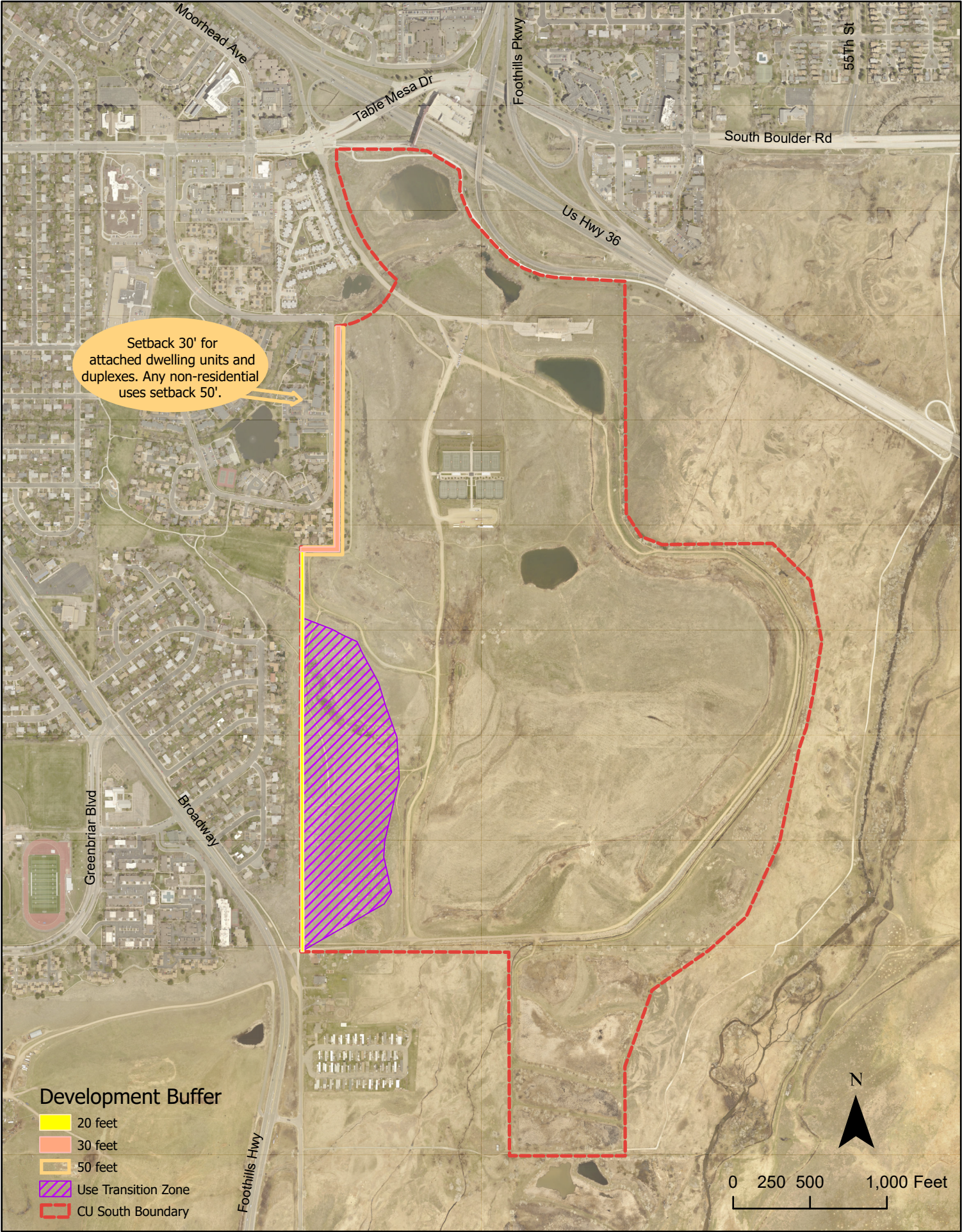


Exhibit D: Conceptual Design and Development Goals

A. PURPOSE AND INTENT

To offer a conceptual framework of future development goals for CU Boulder South. These goals are not “set in stone” as the binding obligations of the University with respect to design and development are memorialized in the Agreement. Rather, these goals are offered by the University to inform qualitative aspects and intent for future development on the Property.

B. CU BOULDER SOUTH GUIDING PRINCIPLES

The CU Boulder South - Guiding Principles (the “Guiding Principles”) appear in Chapter V (page 119) of the 2015 Major Update of the Boulder Valley Comprehensive Plan (the “BVCP”). The Guiding Principles begin with the following statement of intent:

“The Guiding Principles are intended to guide an intergovernmental agreement or multiple agreements between the City of Boulder and University of Colorado that will specify future uses, services, utilities, and planning on and for the Property (also referred to herein as, “CU Boulder South”).

C. DEVELOPMENT & DESIGN GOALS

Design Principles

1. Context and Compatibility

Acknowledge and incorporate into future planning and design the Property’s historical place within the City of Boulder as a destination for recreation and ensure compatibility with surrounding property by reflecting the character of adjacent neighborhoods with contextually appropriate land uses, setbacks, building scale, landscape, and traffic mitigation.

2. Place Making and Public Realm

Contemplate the Development Zone (the “Zone”) in its entirety as a collection of walkable neighborhoods with an integrated system of streets, trails, recreation amenities, and freely accessible, usable Green Space, collectively known as the public realm.

3. Quality Design

Architectural style and site planning on CU Boulder South will reflect the quality, continuity, and consistency of the broader Boulder community. Height and massing will relate to a

pedestrian scale with careful thought to the spaces between vertical improvements, such as the courtyards, terraces, parks and Green Spaces that knit the buildings together.

4. Compact Development

Employ compact development strategies that maximize Green Space, embody a hierarchy of experiences, and encourage mixed-use, pedestrian friendly and vibrant areas.

5. Ecology and Environment

Incorporate natural areas and restore or mitigate wetlands within the Development Zone. Collaborate with the City, including but not limited to Open Space and Mountain Parks, to mitigate Zone wetlands impacts in the Open Space Zone. Embrace current best methods and practices for similar developments related to environmental stewardship and ecological preservation.

6. Mobility and Connectivity

Transportation design shall minimize neighborhood traffic impacts by (i) planning for future transit options, including to and from other CU Boulder campuses, integrating multimodal systems throughout the site, and creating connections with existing (and potentially new) trails and paths at the Property boundaries and (ii) mixing uses serving residents and visitors (neighborhood-serving retail/office, recreational amenities) to minimize off-site trips, (iii) creating a multimodal hub on the Property, and (iv) incorporating TDM best practices to encourage alternative modes of transportation.

7. Sustainability

Plan the future of the Zone based on a holistic approach to sustainability which considers social and economic impacts, as well as those on natural systems and resources.

8. Feasibility, Flexibility, and Economic Viability

Develop an economically feasible plan using sound financial approaches and land use planning principles that can be phased over time and will maintain resilience to everchanging market conditions and the state of higher education to support the educational mission of the University while contributing positively to the community.

Uses

1. Residential

Housing will be the predominant use of the Development Zone, with a stated target of 1,100 residential units. The final unit count on the site will be guided by university needs and planning, market conditions at the time of planning for each phase, a transportation study, and other site attributes

2. Non-Residential

The site may include a mix of residential and non-residential facilities. Non-residential facilities may include, but is not limited to, academic, office, recreation, athletic, research and commercial uses.

Complementary neighborhood-serving retail and office uses will be contextually appropriate, incorporated into neighborhoods and generally centralized within walking distance to residential development on the site to support University TDM efforts, enliven the community, and promote an active community character.

Direct pedestrian linkages will be provided between residential and non-residential uses.

Site Planning

1. Overview

To attain a cohesive and uniform quality of development, site planning will consider the entire property and its context relative to surrounding land uses when planning new neighborhoods, structures, or recreational amenities.

The natural environment will be incorporated into the design in a manner that minimizes or mitigates impacts to natural systems. Connection to and integration with the natural environment will be realized through thoughtful site selection, building design, choice of building materials, and landscaping materials and design.

Building Height, massing, scale, orientation, architecture, and orientation will be compatible with the existing character of the surrounding area and, thoughtfully connected into adjacent neighborhoods and land uses.

2. Definition of “High Quality” and Building Materials

Building design shall maintain general consistency or compatibility in materials and detailing. “High Quality” Building design shall be design that takes into account some or all the following considerations: impact on local community and environment, accessibility, quality of views and

outlook, overall standards and durability of materials (including life-cycle maintenance considerations), alignment with campus sustainability principals, energy conservation, innovation of design and systems, public safety, and risk mitigation.

Building materials will relate to the surrounding area, reflect site characteristics, be of durable material, meet sustainable principles, and will not necessarily adhere to the design aesthetic of the main campus.

3. Definition of “Human-Scaled”

All development within the campus property will be designed to a human scale, fostering a pedestrian-friendly, lively, energetic community. “Human-Scaled” development shall mean development that incorporates the following principals:

Future building sites shall contextually interrelate and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths and shall consider and incorporate solar access and view preservation.

Building elements, design details and landscape materials shall consider the location of entrances and windows, and the creation of transparency and activity at the pedestrian level.

Buildings shall be connected to an integrated pedestrian network.

Building footprints will define a variety of courtyard spaces connecting to small parks within walking distance.

Buildings will clearly define primary access points from public ways with architectural detailing and fenestration.

4. Definition of “Compact, clustered in a village style”

Compact, clustered, village style developments are characterized by discrete physical boundaries, and a pedestrian scale and orientation. Additionally, this style shall be defined as similar type residential buildings situated in contiguous groups, with adjacent and fronting lots oriented toward each other in some ordered geometric way - as on a street, a green, or a paved square - and forming a distinct boundary with the surrounding natural environment.

5. Public Realm and Access

Public access to the Boulder campus properties is welcomed and encouraged to foster integration with the greater Boulder community to create a diverse and lively community.

The design of the buildings, circulation and Green Spaces are meant to be shared with the local community. Access will continue to be allowed in the Zone consistent with the public access

provided on other CU campuses, subject to temporary closures for construction and public safety requirements.

Non-residential amenities will be planned and designed to incorporate public access, encourage public use, and to support community needs. These include recreational fields, trails, and others will be evaluated and shall include thoughtful public engagement.

Site design of the Zone will include a network of public spaces with strong pedestrian connections to city open space (subject to OSMP's processes for evaluation and approval of such connections) and adjoining neighborhoods to create a welcoming, vibrant campus community open to and integrated with the broader community.

6. Viewsheds, Gateways, and Property Edges

Buildings will be designed and sited in a manner to protect views and contribute positively to the character of the city's "gateway".

Materials for gateways will use material palettes consistent with, but not necessarily identical to, other campus properties.

Building location, massing and height will protect and complement views of the mountain backdrop, particularly the viewsheds from the Highway 36 bike path, the South Boulder Creek Trail, Highway 36 and Highway 93.

Building Heights will transition gently from the eastern boundary of the Zone to neighborhoods to the west, which will be realized by implementing the Height Ceiling method specified in the Agreement.

7. Green Spaces and Typologies

Boulder campuses incorporate a variety of types of Green Space uses. Planning and design of these spaces is determined by specific typologies identified within a property based on adjacent uses and context. Useable Green Spaces within the Development Zone shall include amenities, be interconnected, and be arranged to be accessible and functional, incorporating quality landscaping, a mixture of sun and shade, and places for residents and the community to gather. Typologies shall include parks, recreation, natural areas, courtyards and interstitial spaces, and green buffer areas.

Parks - Development of building sites will include a variety of park types and sizes with direct connection to surrounding amenities and public access. Parks are to be shaded, include room for casual and passive recreation

Recreation - Recreation amenities may include multipurpose fields, a running track, challenge course, or other activities as determined by the University and shall be located primarily within the Flood Control Zone (e.g., multipurpose fields) or interspersed throughout the Development

Zone (e.g., trails). The amenities ultimately developed on the site shall be informed by public engagement. Multipurpose fields will be located near public transportation, connected to the pedestrian network and open at different times for scheduled and unscheduled public use.

Natural Areas - Much of the property is uniquely situated next to city Open Space. Natural areas within the Development Zone shall include native grassland, habitat, protected wetlands and green buffers. These areas will be defined throughout the site and shall be preserved, mitigated and/or augmented with careful design of the transportation network and thoughtful selection of building sites.

Courtyards & Interstitial Spaces - Within the hierarchy of the CU Boulder campus green spaces, courtyards play an important role in the transitional connection between the built and natural environments. The interstitial spaces between the buildings connect the open space fabric of the campus. These spaces will include tree canopy, pedestrian connections and enhanced landscaping to create a sense of cohesion among varying uses and different phases of development.

Green Buffer Space - The Development Zone will incorporate green buffer areas along select edges (such as along the boundary with the neighborhoods to the west and points of access) to create natural separation from the neighboring properties and rights-of-way. Green buffers may also be used to enhance gateway aesthetics at select campus access points and to address steep slope conditions, view protection, and view framing.

8. Development of Green Spaces and Permeable Surfaces

Within specific building sites - individual building sites (i.e., the planned footprint of land associated with a specific building to be developed) will retain no less than 30% of the area within the allocated boundaries of each building site for the design and development of useable Green Space.

Between building sites - spaces between individual building sites or clusters of buildings will be scaled to the pedestrian for a variety of uses and shall include trail/ path connections and amenities that may include playgrounds and picnic areas.

Tree plan - CU Boulder South will establish a tree plan in conjunction with utility and circulation plan to be implemented for early establishment of tree canopy.

Landscaping - plant and grass selection will be a biodiverse palette with primary focus on sustainability, durability, native or adaptive material with consideration for pollinators, bio retention, and storm water quality. The selection of species and materials will seek to provide a variety of color, contrast and seasonal expression. The University will be designed to conserve water through application of Xeriscape landscaping principles and irrigation efficiency. Very low and low water use zone plants and turf grass will be used to the extent practicable.

9. Sustainability

Sustainable design and sustainable practices are a priority for the University of Colorado Boulder. The university adheres to the State of Colorado's high-performance construction (HPC) program requiring all capital projects to achieve LEED gold certification or higher:

Development following the U.S. Green Building Council's LEED program will address a wide array of sustainability considerations including: high efficiency building systems that minimize energy use and support on-site renewable energy generation; consideration of the life cycle costs and content of all materials deployed; design of zero waste systems for the construction and on-going maintenance of facilities; mitigation of the urban heat island effect; minimization of indoor and outdoor water use; and a host of other design and maintenance considerations such as water quality, green cleaning, integrated pest management, and access to quality transit.

In addition to overarching site issues such as flood mitigation, sustainable design concepts will be addressed at both at the individual (LEED) project level (assuming phased development) as well as at the larger CU Boulder South site level. This includes but is not limited to a comprehensive energy plan, connectivity to the surrounding community, and a lighting plan that augments security, safety, and aesthetics.

Additional aspects of sustainability not covered by the HPC program or LEED include the potential to design the broader site with a systems approach in mind, one that values innovation and respects the interrelationship of the natural systems. Several such opportunities include orienting buildings to maximize the use of solar energy, a wholistic plan for the movement of wildlife both through and around the site and mitigating the impact of our waste systems on the health of the immediate natural systems.

The site will model future resilience needs in major areas such as energy and water, housing, and transit.

Transportation

1. Circulation/Street Network

Plan for a hierarchy of safe streets and pathways creating neighborhood community, access for emergency services and other services while reducing cut through traffic

The property should include the minimum number of streets necessary for adequate property circulation without compromising the natural amenities and existing site character.

The street design will minimize adverse traffic impacts into nearby residential neighborhoods, such as Tantra Park, Basemar, Martin Acres and High View.

Site and traffic circulation design will disincentivize outside traffic from cutting through the property to avoid impacts to the Table Mesa Drive/Broadway connection.

Limited ingress and egress via local connections may be implemented for emergency and life safety situations. The campus will develop an Emergency Service and Evacuation Plan to address emergencies and use of emergency access and connections.

2. Trails

Develop a strong network of trails and multi-use pathways throughout the property with connections to the city network to encourage bike and pedestrian use.

Incorporate connected and safe pedestrian, bike and transit systems through CU Boulder South integrated into the broader city and regional bicycle and pedestrian network, including safe street crossings, trailhead(s), soft surface recreation trails, and a trail link(s) to the South Boulder Creek Trail in coordination with OSMP.

Create safe and convenient connections that support multimodal mobility through and among building sites and amenities, accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, pedestrian ways and trails.

Exhibit E: Outdoor Lighting

9-9-16. Lighting, Outdoor.

- (a) Purpose: The purposes of the outdoor lighting standards are to:
 - (1) Provide adequate light for safety and security;
 - (2) Promote efficient and cost effective lighting and to conserve energy;
 - (3) Reduce light pollution, light trespass, glare and offensive light sources;
 - (4) Provide an environmentally sensitive nighttime environment that includes the ability to view the stars against a dark sky so that people can see the Milky Way Galaxy from residential and other appropriate viewing areas;
 - (5) Prevent inappropriate, poorly designed or installed outdoor lighting; and
 - (6) Encourage quality lighting design; light fixture shielding, establish maximum uniformity ratios and establish maximum light levels within and on property lines.
- (b) Legislative History: The city council adopted the outdoor lighting standards of this section in 2003 with an amortization provision requiring that the outdoor lighting of all properties in the city be brought into compliance with the standards of this section no later than 2018. As of November 16, 2018, all existing outdoor lighting in the city must be in compliance with the design standards, maximum light standards, and prohibitions of this section, unless this section expressly provides for a different compliance time line.
- (c) Scope: This section shall apply to all exterior lighting, including illumination from outdoor signs that impact the outdoor environment. No person shall install or maintain any light fixture unless such fixture meets the requirements of this section. If an existing light fixture is removed, it shall only be replaced with a conforming light fixture. Chapter 9-16-1, "General Definitions," B.R.C. 1981, contains specific definitions applicable to the implementation of this section, including but not limited to, "Control", "Full cut-off light fixture", "Fully shielded light fixture", "Glare", "Illuminance", "Light bulb", "Light fixture", "Luminaire", "Light pollution", "Light trespass", "Lumen", "Luminaire", "Maximum allowable light level", "Maximum allowable light level", "Maximum lumen rating", "String of lights", "Uniformity ratio", and "White light source".
- (d) Design Standards: No person shall install or maintain any exterior lighting that fails to meet the requirements of this section:
 - (1) Maximum Light Levels at Property Line: The maximum light level at any point on a property line shall not exceed 0.1 footcandles within or adjacent to a residential zone or 0.2 footcandles in nonresidential zones except as follows:
 - (A) The light emitted by light fixtures mounted on a structure built within five feet of a public street right-of-way or sidewalk shall not exceed the maximum allowable light levels for "pedestrian areas" specified in subsection (e) of this section for the underlying zoning district or use. The maximum allowable light level shall include any existing or proposed street or pedestrian lighting located within the right-of-way. In no case shall the maximum allowable light level within the right-of-way, excluding street lights, exceed 0.2 footcandles when measured at the curblane.
 - (B) In nonresidential zoning districts, unless a variance has been granted, light levels exceeding 0.2 footcandles at the property line may be approved by the city manager upon finding that the increased light levels will not adversely affect an adjacent property owner. Evidence that the light will not adversely affect an adjacent property owner may include, without limitation, a statement from such property owner that it will not be adversely affected by the increased light levels. The maximum allowable light levels specified in subsection (e) of this section shall not be exceeded when measured on the property line.

- (2) **White Light Source Required:** White light sources that include, without limitation, metal halide, fluorescent, or induction lamps, but excluding incandescent and halogen lamps, shall be required for any light fixture which exceeds two thousand four hundred lumens that is within a parking lot, vehicular circulation, or pedestrian use area.
- (3) **Use of High Pressure Sodium Lamps:** Full cutoff high pressure sodium lamps, not exceeding a maximum lumen rating of sixteen thousand lumens, may be used in outdoor storage areas and other similar use areas not accessible to the general public and the need for good color rendering capabilities for safety and security is not necessary.
- (4) **Architectural Lighting of Building Facades:** The lighting of a building facade for architectural, aesthetic, or decorative purposes is permitted subject to the following restrictions:
 - (A) Upward aimed building facade lighting shall not exceed nine hundred lumens. All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.
 - (B) Building facade lighting exceeding nine hundred lumens shall be fully shielded, aimed downward, and mounted as flush to a wall as possible.
 - (C) Building facade lighting shall be fully contained within the vertical surface of the wall being illuminated.
 - (D) Building facade lighting that is measurable at the ground level shall be included in the maximum allowable light levels.
- (5) **Unshielded Lighting:**
 - (A) Unshielded lighting that emits more than nine hundred lumens but less than or equal to one thousand two hundred lumens is permitted provided that it is activated by a motion sensor and provided it is aimed and located in such a manner as to prevent glare and light trespass. The light shall only go on when activated and go off within five minutes of activation. Motion sensor activated lighting shall not be triggered by any movement or activity located off the property on which the light is located.
 - (B) All lamps and bulbs less than nine hundred lumens located in residential zones shall be within a fully shielded fixture, or must be within a light fixture where the bulb or lamp are obscured from view by a material that diffuses the light. (i.e., frosted or milk colored materials), except as otherwise permitted in this section. (See Figure 9-15 of this section.)

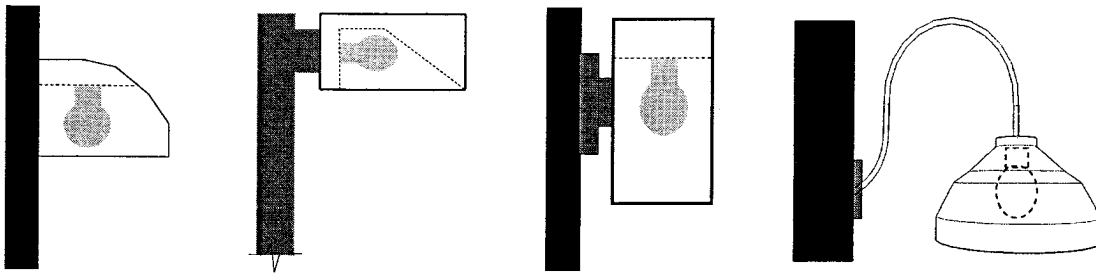


Figure 9-15: Fully Shielded Fixtures

Examples of fully shielded light fixtures: Sconce, Pole, Canister, and Canopy. In each case the fixture has a solid housing with a flat lens or bottom and the bulb is fully within the housing.

- (6) **Signs:** All exterior signs shall be required to meet the standards for this section. In addition, all exterior signs are also subject to the requirements set forth in Section 9-9-21, "Signs," B.R.C. 1981.

- (7) Standards for Lights Adjacent to Residential Zoning Districts, Residential Uses, or Public Rights of Way: Any light fixture located within ten feet of a property line, of a residential zoning district, an existing residential use, or within ten feet of a public right-of-way, except as permitted in Subparagraph (d)(1)(A) of this section shall be:
- (A) Aimed away from the property line, residential zone, residential use, and/or right-of-way;
 - (B) Classified as an IESNA Type III or Type IV light fixture; and
 - (C) Shielded on the side closest to the property line, residential zone, residential use, or public right-of-way.
- (8) Canopy Lighting: Lighting fixtures mounted under canopies used for vehicular shelter shall be aimed downward and installed such that the bottom of the light fixture or its lens, whichever is lower, is recessed or mounted flush with the bottom surface of the canopy. A full cutoff light fixture may project below the underside of a canopy. All light emitted by an under-canopy fixture shall be substantially confined to the ground surface directly beneath the perimeter of the canopy. No lighting, except that permitted by the sign ordinance, shall be permitted on the top or sides of a canopy.
- (9) Flagpoles: A flagpole meeting the requirements of Section 9-9-21, "Signs," B.R.C. 1981, may be illuminated by one upward aimed fully shielded spotlight light fixture which shall not exceed three thousand five hundred lumens. The light fixture shall be placed as close to the base of the flagpole as reasonably possible.
- (10) Strings of Lights: No person shall use a string of lights on property with nonresidential uses except as follows:
- (A) Strings of lights may only be used if they are approved by the city manager as part of an outdoor lighting plan or landscape plan. The plan must comply with all of the standards of this Subsection. The purpose of such lighting is intended to create pleasing pedestrian spaces, such as outdoor dining or patio areas, utilizing low lighting levels.
 - (B) Strings of lights permitted under this subsection shall be displayed in compliance with the following standards:
 - (i) The string of lights contains only low wattage bulbs that are not greater than fifty lumens per bulb (equivalent to a seven watt C7 incandescent bulb);
 - (ii) The string of lights shall be located within a pedestrian way, plaza, patio, outdoor dining area, or the primary entry into a building;
 - (iii) The string of lights is not placed in any required landscape setback adjacent to a street;
 - (iv) The string of lights shall be displayed on a building, wall, fence, trees, and shrubs; and
 - (v) The string of lights shall not suspend horizontally between any buildings, walls, fences, trees, or shrubs (for the purposes of this paragraph, *horizontally* means any portion of the suspended string which dips less than forty-five degrees below the horizontal).
- (11) Parking Lot Lights and Trees: Parking lot light fixtures and poles shall be located such that trees located within the parking lot do not obscure the operation of the light fixture.
- (12) Full Cutoff Fixtures: Full cutoff fixtures shall be installed in a horizontal position as designed.
- (13) Color Temperature: All exterior lighting installed after November 15, 2018, shall have a correlated color temperature (CCT) below three thousand one degrees Kelvin.
- (e) Maximum Light Standards: No person shall operate any device which makes light in excess of the levels specified in this section. Light from any fixture shall not exceed any of the limits for the applicable zoning district or use classification in Tables 9-11 and 9-12 of this section. In the event an applicant utilizes light

levels at the highest level permitted for a specific use area, such lighting shall be substantially confined to that particular use area.

TABLE 9-11: ZONING DISTRICT REQUIREMENTS

	Residential Zoning Districts (Not Including Public Uses)	Commercial, Mixed Use, Downtown, Business, and Industrial Zoning Districts	Public Zoning District and Public Uses in Residential Zones
Maximum allowable light levels (measured in footcandles)	5.0 at building entries	5.0 at building entries	5.0 at building entries
	3.0 in parking areas	5.0 in parking areas	5.0 in parking lots
	3.0 along pedestrian walkways	3.0 along pedestrian walkways	3.0 along pedestrian walkways
	2.0 in common open space areas	2.0 in outdoor storage areas (maximum uniformity ratio requirements are not applicable)	
Maximum uniformity ratio (maximum to minimum)	n/a	10:1 (except as noted above)	15:1
Maximum lumen rating for a full cutoff luminaire shielded from view of adjacent streets and properties	8,500 - parking areas of 6 or more spaces	8,500 - pedestrian areas 14,000 - parking and loading areas	14,000 - parking and loading areas
	4,000 - walkway lights and common areas	23,500 on 35 foot pole when permitted (parking and loading areas)	
	1,800 stairways and entryways	16,000 for high pressure sodium when permitted	
Maximum lumen rating for a partially shielded (IES TM-15-11 G1 rating) fixture	900	1,250	1,250
Maximum lumen rating for an unshielded light fixture	900: except no lamp or bulb, other than for seasonal displays and landscape ornamental lighting, shall be visible beyond the property line	900	900
Controls	Motion sensors required for all unshielded fixtures in excess of 900 lumens	Recommended after close of business	Recommended after close of business
Maximum allowable pole height (includes base, pole and luminaire)	20 feet in parking lots	25 feet in parking lots	20 feet in parking lots within or adjacent to residential zones, otherwise 25 foot maximum
	15 feet in all other areas	35 feet for contiguous parking lots of 5 or more acres in size	
		20 feet in all other areas	

TABLE 9-12: SPECIAL USE REQUIREMENTS

	Open Parking Structures and Parking Below a Building	Private Recreation Use	Public Recreation Use	Service Stations, Automobile Dealerships, Drive-Thru Windows
Maximum allowable light levels (measured in footcandles)	5.0 within open parking structure and parking below a building 5.0 for uncovered upper levels 5.0 for covered exterior pedestrian circulation areas that are a part of a parking structure or parking below a building	The lesser of 30 footcandles or the IESNA recommended standards for the specific sports venue 5.0 in parking lots 4.0 in pedestrian areas	The IESNA recommended standards for the specific sports venue 5.0 in parking lots 4.0 in pedestrian areas	5.0 in building entries and drive-up windows 20.0 under service station canopies 15.0 within vehicular display areas 5.0 in parking lots 3.0 along pedestrian walkways
Maximum uniformity ratio (maximum to minimum)	5:1 within parking structure 10:1 remainder of site	3:1 on sports field or court 10:1 remainder of site	3:1 on sports field or court 10:1 remainder of site	10:1
Maximum lumen rating for a full cutoff light fixture shielded from view of adjacent streets and properties	14,000	23,500 for field or court area 8,500 for parking and pedestrian areas	107,000 for sports field 23,500 for courts 14,000 for parking areas 8,500 for pedestrian areas	14,000
Maximum lumen rating for a partially shielded (IES TM-15-11 G1 rating) fixture	1,800	1,250	4,000	1,800
Maximum lumen rating for an unshielded light fixture	900	900	900	900

Sports shielding	n/a	Internal and external	Internal and external	n/a
Light fixture aiming angle	n/a	n/a	Not greater than 60 degrees from nadir	n/a
Controls	Automatic daylight adaptation controls required	Field or court lights shall be turned off within 30 minutes of the last event or 12:00 midnight, whichever is earlier	Field or court lights shall be turned off within 30 minutes after the last event	Service station canopies and vehicular display lights shall not exceed 5.0 footcandles within 1 hour of the close of business
Maximum allowable pole height (includes base, pole, and light fixture)	12 feet for uncovered upper level parking	20 feet in residential zones 25 feet in all other zones	20 feet in parking lots within or adjacent to residential zones, otherwise 25 feet 35 feet for sports lighting or as approved by the city manager per Section 9-2-14, "Site Review," B.R.C. 1981	20 feet when adjacent to residential zones, otherwise 25 feet in parking lots 20 feet in all other areas

- (f) Prohibitions: No person shall install any of the following types of outdoor lighting fixtures:
- (1) Mercury vapor lamps;
 - (2) Low pressure sodium lamps, unless within six hundred feet of an existing astronomical observatory, which is owned or operated by a governmental entity;
 - (3) Blinking, flashing, moving, revolving, flickering, changing intensity or color, and chase lighting, except lighting for temporary seasonal displays, lighting for public safety or required for air traffic safety;
 - (4) Any light fixture that may be confused with or construed as a traffic control device;
 - (5) Any upward oriented lighting except as otherwise provided for in this section;
 - (6) Searchlights, beacons, and laser source light fixtures;
 - (7) Exposed linear lamps that include, without limitation, neon, Light Emitting Diode (L.E.D.), and fluorescent lighting, primarily intended as an architectural highlight to attract attention or used as a means of identification or advertisement except as permitted by Section 9-9-21, "Signs," B.R.C. 1981;
 - (8) Any lamp or bulb, except for seasonal displays and landscape ornamental lighting, which is visible beyond the property line on which it is located; and
 - (9) After November 15, 2018, any lamp or bulb with a correlated color temperature (CCT) that exceeds three thousand degrees Kelvin.
- (g) Lighting Plans Required: A lighting plan shall be submitted with any building permit application in which outdoor lighting is proposed or required, except when all proposed lighting is provided by fixtures of nine hundred lumens or less, and except for a single detached dwelling unit on an individual lot. The lighting plan shall include:

- (1) A site plan showing the location of all buildings and building heights, parking, and pedestrian areas on the lot or parcel;
 - (2) The location and description including mature height of existing and proposed trees and the location of light fixtures on adjacent properties or the street right-of-way within ten feet of the subject property;
 - (3) The location and height above grade of all proposed and existing light fixtures on the subject property;
 - (4) The type, initial lumen rating, color rendering index, and wattage of each lamp source;
 - (5) The general style of the light fixture such as cutoff, lantern, coach light, globe, and a copy of the manufacturer's catalog information sheet and IESNA photometric distribution type, including any shielding information such as house side shields, internal, and/or external shields;
 - (6) Control descriptions including type of controls (timer, motion sensor, time clock, etc.), the light fixtures to be controlled by each type, and control schedule when required;
 - (7) Aiming angles and diagrams for sports lighting fixtures; and
 - (8) A light calculation which shows the maximum light levels on a grid not to exceed ten feet by ten feet across the entire site and a minimum of ten feet beyond the lot or parcel property line. The grid shall also indicate maximum to minimum uniformities for each specific use area such as parking and circulation areas, pedestrian areas, and other common public areas.
- (h) Final Inspection and Certification: Prior to a building permit final inspection or the issuance of a certificate of occupancy, the applicant shall provide certification that the outdoor lighting as installed complies with the approved illumination plan and the requirements of this section unless waived or amended by the city manager in writing. The certification shall be submitted in a format prescribed by the city manager. The certification shall be completed by the architect, electrical engineer, electrical contractor, or lighting consultant responsible for the plans or the final installation.
- (i) Exceptions: The standards of this section shall not apply to the following types of exterior lighting:
- (1) Ornamental Lighting: Low voltage (twelve volts or less), low wattage ornamental landscape lighting fixtures, and solar operated light fixtures having self-contained rechargeable batteries, where any single light fixture does not exceed one hundred lumens.
 - (2) Strings of Light: Strings of light, not exceeding a maximum of fifty lumens per lamp, (equivalent of a seven watt C7 incandescent light bulb) on properties located in all residential zoning districts or on properties that are used exclusively for residential uses shall be exempt from the requirements of this chapter.
 - (3) Aviation Lighting: Lighting used exclusively for aviation purposes. All heliport lighting, except lighting associated with emergency facilities, shall be turned off when the heliport is not in use.
 - (4) Right-of-Way Lighting: Public lighting that is located within the right-of-way.
 - (5) Seasonal Lighting Displays: Lighting displays from November 15 through January 30 of the following year.
 - (6) Ballfields: Lighting at ballfields, including the Stazio, Mapleton, and Scott Carpenter Park ballfields, to the extent the lighting is necessary to maintain certification for league and tournament play at the ballfield.
- (j) Variances and Exemptions: The city manager is authorized to grant variances to this section in accordance with the following standards:
- (1) Equivalent Material: The provisions of this section are not intended to prevent the use of any design, material or method of installation not specifically prohibited by this section provided any such alternate has been approved by the city manager. The city manager may approve any such alternate

provided that the proposed design, material or method provides an approximate equivalent method of satisfying the standards of this section.

- (2) Historic Lighting: The city manager may grant a variance from the provisions of this section if the manager finds the following:
 - (A) The lighting fixture is located on a property designated as a landmark or recognized as a contributing property to a designated historic district;
 - (B) The lighting fixture is of historic significance to the property; and
 - (C) Removal of or a modification to the lighting that would otherwise be required to come into compliance with the requirements of this section would have an adverse impact on the historic character of the property.
- (3) Variance: The city manager may grant a variance from the provisions of this section if the city manager finds that one of the criteria of Subparagraph (j)(3)(A), (j)(3)(B) or (j)(3)(C), and Subparagraphs (j)(3)(D) and (j)(3)(E) of this section have been met:
 - (A) There are special circumstances or conditions applying to the land, buildings, or outdoor light fixtures for which the variance is sought, which circumstances or conditions are peculiar to such land, buildings or outdoor light fixtures and do not apply generally to the land, buildings or outdoor light fixtures in the neighborhood;
 - (B) For nonresidential uses, there are occupational safety lighting requirements for activities or processes that occur outdoors that are required by another governmental agency; or
 - (C) Upon a finding by the city manager that outdoor lighting in specific areas of the community, that otherwise meets the requirements of this section is not adequate and additional lighting is necessary to improve safety or security for the property or its occupants; and
 - (D) The granting of the variance will generally be consistent with the purpose of this section and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
 - (E) The variance is the minimum variance that provides the relief required.
- (4) Temporary Lighting Exemption: The city manager may grant an exemption from the requirements of this section for temporary outdoor activities that include, without limitation, fairs, carnivals, sporting events, concerts, and promotional activities, if the city manager finds the following:
 - (A) The length of time that the temporary lighting is to be used is not longer than thirty days;
 - (B) The proposed lighting is designed in such a manner as to minimize light pollution, light trespass, and glare as much as feasible; and
 - (C) The proposed lighting will comply with the general purpose of this section.
- (k) Amortization: All exterior lighting fixtures which do not conform to the following standards shall be brought into conformance no later than November 15, 2018.
 - (1) Extension of Amortization Period: The city manager may extend the amortization period of this section. The city manager shall provide a compliance date for meeting the requirements of this section under a plan whereby the owner's actual investment in the improvements before the time that the use became nonstandard under this section can be amortized within a definite time period. The city manager shall consider the following factors in determining a reasonable amortization period:
 - (A) The owner's investment in improvements and other assets on the property before the time the improvements became nonstandard.
 - (B) Any costs that are directly attributable to the establishment of a compliance date, including demolition expenses and reconstruction expenses.

- (C) Any return on investment since inception of the use, including net income and depreciation.
- (D) The anticipated annual recovery of investment, including net income and depreciation.
- (2) Compliance Requirement: If the city manager establishes a compliance date for a nonconforming use, the use must cease operations on that date and it may not operate thereafter unless it meets the lighting standards of the Boulder Revised Code.
- (3) Appeal: A property owner that requested the extension of an amortization period under this section that is aggrieved by any decision of the city manager denying such an extension may appeal to the BOZA by providing a notice to the city manager of the owner's intent to appeal within fourteen days after receiving notice of the City's decision. The hearing shall be held in conformance with the requirements of Subsection 9-2-3(g), B.R.C. 1981.
- (4) Exempt From Amortization Requirements: The following shall be exempt from the amortization provisions, but not the shielding requirements, of this section:
 - (A) Existing high pressure sodium and metal halide light fixtures which do not exceed the maximum allowable light levels of subsection (e) of this section by more than twenty percent;
 - (B) Existing high pressure sodium and metal halide light fixtures mounted on poles which exceed the maximum allowable pole heights of subsection (e) of this section, but do not exceed thirty-five feet in height and do not exceed the maximum allowable light levels of subsection (e) of this section;
 - (C) Existing high pressure sodium and metal halide light fixtures which exceed the maximum lumen ratings of subsection (e) of this section, but comply with the maximum allowable light levels of subsection (e) of this section.
- (I) Immediate Compliance Required: No person shall fail to comply with and no property owner shall fail to ensure compliance of its property with the following:
 - (1) Operation of unshielded mercury vapor light fixtures is prohibited.
 - (2) Installation and operation of a light bulb that does not meet the requirements of this section is prohibited.
 - (3) Fixtures shall be aimed consistent with the requirements of this section.

Ordinance Nos. 6017 (1998); 7297 (2003); 7484 (2006); 7522 (2007); 7568 (2007); 7577 (2007); 8005 (2014) ; 8018 (2014) ; 8257 (2018); 8280 (2018) ; 8409 (2020)

Exhibit F: Stream, Wetland and Water Body Requirements

9-3-9. Stream, Wetlands, and Water Body Protection.

(a) Legislative Intent:

- (1) It is the intent of the city council in enacting this section to preserve, protect, restore, and enhance the quality and diversity of wetlands and water bodies. The council finds that streams, wetlands, and water bodies are indispensable and fragile natural resources with significant development constraints due to high groundwater, flooding, erosion, and soil limitations and that development activities may threaten these resources. The preservation of streams, wetlands, and water bodies under this section is consistent with the goal of wetland protection set forth in the Boulder Valley Comprehensive Plan.
- (2) The city council finds that many streams, wetlands, and water bodies have been either lost or impaired by draining, dredging, filling, excavating, building, channelizing, polluting, and other acts. Piecemeal and cumulative losses destroy or diminish the functions of the remaining streams, wetlands, and water bodies.
- (3) The city council finds that it is necessary for the city to ensure protection by discouraging development activities in streams, wetlands, and water bodies and those activities at adjacent sites that may adversely affect the visibility and functional values of these resources.
- (4) The city council finds that it is necessary to ensure no net loss of wetlands, by encouraging avoidance of direct or indirect impacts from activities that destroy or diminish the quantity, quality, and biological diversity of the city's water resources and adjacent buffers.
- (5) The city council acknowledges that much of the city was developed prior to awareness of the value of protecting streams, wetlands, and water bodies. The city council seeks to find a reasonable balance between the property owners' desire to make reasonable uses of their properties and the public's interest in preserving and protecting these important water resources. When the destruction or diminution in function of these resources cannot be avoided, the city council finds that impacts on streams, wetlands, and water bodies should be minimized and mitigation provided for unavoidable losses.
- (6) Nothing in this section shall be construed to prevent irrigation companies from altering water levels through the diverting, storage, or delivery of water under their historic water rights or owners of such rights from exercising those historic rights.
- (7) Nothing in this section shall be construed to prevent compliance with applicable state or federal statutes and regulations.
- (8) It is not the intent of this section to prohibit all activities within the regulated area, but rather to encourage avoidance and minimization of regulated activities within the regulated area to mitigate the impact that these activities have on streams, wetlands, and water bodies.

(b) Scope and Application: No person shall violate any provision of this section or fail to obtain a permit for any regulated activity or to use best management practices in regulated areas as required by this section.

- (1) Regulated Area: This section applies to the following:
 - (A) Areas within the city shown on the streams, wetlands, and water bodies maps adopted pursuant to this subsection, as amended;
 - (B) All streams, wetlands, and water bodies on city owned or managed lands inside or outside the city limits;
 - (C) All city activities affecting streams, wetlands, and water bodies inside or outside of the city limits;

- (D) Inner and outer buffer areas associated with all of the above and as defined in Paragraph (l)(3) of this section.
- (2) Exempt Wetlands: Isolated wetlands with a size of less than four hundred square feet, regardless of property boundaries, are exempt from this section unless the wetland site provides habitat for the following species:
 - (A) Plant, animal or other wildlife species listed as threatened or endangered by the United States Fish and Wildlife Service;
 - (B) Plant, animal or other wildlife species listed by the State of Colorado as rare, threatened or endangered, or as a species of special concern; or
 - (C) Plant, animal or other wildlife species listed in the Boulder County Comprehensive Plan as critical; or
 - (D) Plant, animal or other wildlife species listed in the Boulder Valley Comprehensive Plan as a species of local concern.
- (3) Regulatory Maps: Stream, wetland and water body regulatory maps are hereby adopted and will be maintained on file in the planning department.
- (4) Most Stringent Restrictions Prevail: It is not intended that this section repeal, abrogate, supersede or impair any existing federal, state or local law, easement, covenant or deed restriction. However, if this section imposes greater or more stringent restrictions or requirements, the provisions of this section shall prevail. Specifically, if an applicant for a wetlands permit pursuant to this section also acquires authorization under section 404 of the Clean Water Act from the United States Army Corps of Engineers, the applicant shall meet any greater or more stringent restrictions or requirements set forth in this section in addition to and independent of the restrictions of such permit.
- (c) Permitted, Allowed and Prohibited Uses within the Regulated Area: The purpose of this subsection is to describe activities that are exempted, conditionally permitted, requiring development review or prohibited:
 - (1) Explanation of Table Abbreviations: The abbreviations used in the cells in table 3-1 have the following meanings:
 - "E" (Exempted Activities): indicates that the use type is allowed as a matter of right and no stream, wetland or water body permit is required.
 - "C" (Conditional Use Review): indicates that the use type will be reviewed in accordance with the requirements in paragraph (e)(3) of this section.
 - "S" (Standard Permit Review): indicates that the use type will be reviewed in accordance with the requirements in paragraph (e)(4) of this section.
 - "P" (Prohibited Activities): indicates that the use type is prohibited in the zone.
 - "N" (Allowed with Notice): indicates that the use type is allowed as a matter of right subject to the application of best management practices as defined in chapter 9-16, "Definitions," B.R.C. 1981, and provision of notice in paragraph (5) of this subsection. Such activity shall not significantly alter the function of the stream, wetland or water body. No person shall conduct any activity that is allowed with notice in violation of the best management practices.
 - (2) Interpretation: The city manager may decide questions of interpretation as to which category activities not specifically listed are properly assigned to, based on precedents, similar situations and relative impacts. If a proposed activity has more than one requirement, the most restrictive requirement applies.
 - (3) Table 3-1: No person shall engage in any regulated activity within a regulated area except in accordance with the requirements described in this section.

TABLE 3-1: REGULATED ACTIVITIES WITHIN REGULATED AREAS

<i>Types of Activities</i>	<i>Wetland, Stream or Water Body Zone (High and Low Functioning)</i>	<i>Inner Buffer (High Functioning)</i>	<i>Outer Buffer (High and Low Functioning)</i>
Buildings and Additions			
1. Construction of a new or an addition to a principal building and any attached structure (e.g., decks, carports, balconies) that would result in a cumulative total of 20% or more impervious surface in the zone on a single property.	P	P	S
2. Construction of a new or an addition to a principal building and any attached structure (e.g., decks, carports, balconies) that would result in a cumulative total of less than 20% impervious surface in the zone on a single property.	P	P	C
Other Structures			
3. Construction of a new accessory or minor structure (e.g., mechanical equipment, sheds, signs, decks, ramps, permanent recreational structures, hot tubs, gazebos) covering a total surface area of 25 feet or more and resulting in a cumulative total of 20% or more impervious surface in the zone on a single property.	P	P	S
4. Construction of a new accessory or minor structure (e.g., mechanical equipment, sheds, signs, decks, ramps, permanent recreational structures, hot tubs, gazebos) covering a total surface area of 25 feet or more and resulting in a cumulative total of less than 20% impervious surface in the zone on a single property.	P	P	C
5. Construction of a new accessory or minor structure covering a total surface area of less than 25 square feet.	P	C	E
6. Construction of a new fence.	P	C	E
7. Replacement or repair of an existing fence.	C	E	E
8. Construction of a retaining or other landscape wall.	S	S	E
9. Expansion or addition of a stormwater detention or retention facility for new development.	P	S	S
Pavement, Surfacing and Trails			
10. Construction of new or expansion of existing impervious surface (e.g., parking lots, driveways, utility pads or patios) covering a total surface area of 25 square feet or more and resulting in a	P	S	S

cumulative total of 20% or more impervious surface in the zone on a single property.			
11. Construction of new or expansion of existing impervious surface (e.g., parking lots, driveways, utility pads or patios) covering a total surface area of 25 square feet or more and resulting in a cumulative total of less than 20% impervious surface in the zone on a single property.	P	S	C
12. Construction of a new accessory or minor structure covering a total surface area of less than 25 square feet.	P	C	E
13. Grading that disturbs 25 square feet or more surface area (including construction of new or expansion of existing play fields, terracing, etc.)	S	C	C
14. Grading that disturbs less than 25 square feet surface area (including construction of new or expansion of existing play fields, terracing, etc.)	C	E	E
15. Construction of new paths, trails or steps for private use.	C	C	E
16. Temporary access roads associated with a public improvement or maintenance project.	S	C	E
Landscaping and Landscape Maintenance			
17. "Vegetation removal - major" as defined in chapter 9-16, "Definitions," B.R.C. 1981.	S	C	E
18. Addition of new plant material in a total area of 20% or more of the zone on a single property.	S	C	E
19. Addition of new plant material in a total area of less than 20% of the zone on a single property.	C	E	E
20. Installation of a permanent landscape irrigation system.	C	C	E
21. New lighting.	P	E	E
Stream Channel and Flood Improvements			
22. Water quality treatment facilities associated with a flood improvement project.	S	C	C
23. Construction of a new, addition to or complete replacement of a bridge or underpass.	S	S	E
24. Repair of an existing utility line and not involving complete replacement.	C	N	E
25. Installation, complete replacement or relocation of surface or subsurface utility lines, pipes, culverts, storm drains, inlets or stormwater quality facilities.	S	C	N
26. Installation or replacement of overhead utility lines through trench-less construction methods.	C	C	N
27. Stream channel widening, regrading or reconstruction; new drop structure installation; or sediment removal involving alteration of the existing side slope or banks.	S	S	C

28. Removal of sediment in a stream channel or outlet without altering existing side slopes or banks.	C	C	E
29. Drop-structure repair or replacement in existing location without enlargement of the existing structure and following best management practices.	C	E	E
30. Stream bank or slope stabilization.	S	C	C
31. Alteration of surface or subsurface hydrology through draining, ditching, trenching, impounding, pumping or flooding (including permanent or temporary dewatering for a structure or construction).	S	S	C

(4) Activities Exempt From a Stream, Wetland or Water Body Permit: In addition to the activities exempted in table 3-1, the following activities are allowed within a regulated area and do not require a permit:

- (A) Buildings, structures or improvements existing prior to June 4, 2009;
- (B) Construction of an addition to or replacement of an existing principal building and any attached structure, such as a deck, carport or balcony, that does not result in an increase in impervious surface area in the zone;
- (C) Placement of temporary objects that are not permanently attached to the ground such as planters, garden or lawn furniture, play equipment such as swing sets, and temporary irrigation systems;
- (D) Maintenance of an impervious or pervious surface not involving expansion of the existing surface area;
- (E) "Vegetation removal - minor" as defined in chapter 9-16, "Definitions," B.R.C., 1981;
- (F) Removal of trees or other live vegetation posing an immediate threat to the public or property; removal of damaged or disease-ridden trees or vegetation; or removal of vegetative debris and trash;
- (G) Weed management consistent with state and county laws;
- (H) Grading or removal of vegetation or debris within six feet of an existing building or structure;
- (I) Removal of vegetation or debris from an existing structure in order to maintain its structural integrity and function;
- (J) Alteration of water levels through the diversion, storage or delivery of water under a water right;
- (K) "Maintenance" as described in chapter 9-16, "Definitions," B.R.C. 1981;
- (L) Emergency repair of utilities;
- (M) Installation or replacement of overhead utility lines following best management practices;
- (N) Herbicide and pesticide application consistent with federal, state and local laws;
- (O) Continuing agricultural practices (harvesting of hay, pasturing of livestock);
- (P) Outdoor recreation involving minimal or no harm or disturbance to a wetland, including, without limitation, fishing, bird watching, hiking, boating and swimming); and
- (Q) Education, scientific research or field surveying.

- (5) Notice of Regulated Activities: Except for emergency activities required for the immediate protection of life, safety or property, or to restore essential public services, written notice of activities listed in table 3-1 above, shall be provided to the city manager at least two weeks prior to the commencement of work. The written notice shall include a full description of the activity, including duration and extent of impacts. Written notice of any emergency maintenance activity shall be provided immediately following the activity.
- (d) Stream, Wetland or Water Body Permit Applications:
- (1) All Permit Applications: An applicant for a stream, wetland or water body conditional use or standard permit shall pay the fee prescribed by Section 4-20-53, "Stream, Wetland or Water Body Permit and Map Revision Fees," B.R.C. 1981, and shall complete an application form provided by the city manager. The application shall include, at a minimum, the following information:
- (A) The written consent of the owners of all property subject to the permit request;
- (B) A detailed description of the proposed activity and how the application meets all applicable review criteria as set forth in subsection (e) of this section;
- (C) A site plan which illustrates the regulatory stream, wetland or water body boundary and buffer area as set forth in subsection (b) of this section; the property boundary and the proposed area of impact; and all existing and proposed structures and roads on the property; and
- (D) A description of and specifications for best management practices to be applied as part of the proposed activities;
- (2) Standard Review Applications: The manager may require an applicant for a standard review to furnish additional information and details deemed necessary to evaluate the effects of the proposed activity upon the stream, wetland, water body or buffer area, including, without limitation:
- (A) An evaluation of the direct and indirect impacts of the proposed activity;
- (B) A description of the types and sizes of wetlands and buffer areas that will be impacted by the regulated activities;
- (C) An evaluation and analysis of the proposed design of an activity and all alternatives considered with respect to the criteria for review as set forth in subsection (e) of this section, including a description of why less damaging alternatives have been rejected by the applicant;
- (D) Any applicable field investigation, monitoring and clearances for critical species which may be impacted by the proposed activities;
- (E) The source, type and method of transport and disposal of any fill material to be used as applicable. Certification that placement of the fill material will not violate applicable state and federal statutes and regulations also shall be required; and
- (F) A mitigation plan as set forth in subsection (f) of this section, prepared by a qualified wetland biologist where required by the city manager to mitigate direct or indirect impacts to a stream, wetland or water body as a result of the proposed activities.
- (e) Stream, Wetland and Water Body Permit Application Review:
- (1) Acceptance of Application: Applicants for stream, wetland or water body permits shall submit an application as set forth in subsection (d) of this section. Upon receipt of an application, the city manager shall review the application for completeness. A permit application will be accepted when the city manager determines that it is complete.
- (2) Public Notification of Application: Upon acceptance of a complete standard review application, public notice shall be provided according to the requirements shown in section 9-4-3, "Public Notice Requirements," B.R.C. 1981, using Public Notice Type 5 from table 4-2. Public notice of a conditional use review application is not required.

- (3) Criteria for Review: For an activity requiring conditional use or standard review, the applicant shall demonstrate that the stream, wetland or water body permit application meets the following criteria:
- (A) Criteria for all zones: In all zones, the following criteria apply:
- (i) Any activity requiring conditional use or standard review shall not result in a significant change to the hydrology affecting the stream, wetland or water body. Percolation of storm runoff on-site through vegetated swales, permeable paving materials or other similar methods to slow and clean runoff being discharged directly into the wetland, stream or water body may be required as part of the permit.
 - (ii) Minimization: The applicant shall demonstrate that the activity is designed and located to minimize direct or indirect impacts to the adjacent wetland, stream or water body.
 - (iii) Mitigation: If required, the applicant shall demonstrate that unavoidable direct and indirect impacts to vegetation, pervious surface or hydrology affecting the adjacent stream, wetland or water body can be successfully mitigated through design of the activity or by compensating for the impact.
 - (iv) Restoration of Temporary Impacts: The applicant shall demonstrate that direct, temporary impacts to a wetland, stream water body, or buffer area will be successfully restored according to the requirements in subsection (f) of this section.
 - (v) Application of Best Management Practices: The applicant shall demonstrate compliance, at a minimum, with all applicable city rules concerning best management practices as described in chapter 9-16, "Definitions," B.R.C. 1981.
- (B) Criteria for the Outer Buffer Zone: In the outer buffer zone, the following criteria shall apply:
- (i) The provisions of subparagraph (e)(3)(A) of this section.
 - (ii) Impervious surface coverage: Any new building or attached structure, expansion of an existing building or attached structure, new surfacing or expansion of an existing surface that would result in a cumulative total of twenty percent or more impervious surface in the outer zone on the property shall provide mitigation according to the requirements in subsection (f) of this section for the loss of pervious surface.
- (C) Criteria for the Inner Buffer Zone: In the inner buffer zone, the following criteria shall apply:
- (i) The provisions of subparagraph (e)(3)(A) of this section.
 - (ii) The provisions of subparagraph (e)(3)(B) of this section.
 - (iii) Channel bank protection or stabilization shall utilize, to the extent feasible, techniques that involve landscaping with appropriate native plants rather than rock or artificially hardened structures.
 - (iv) All new plant material adjacent to wetlands or water bodies or along the banks of a stream shall be consistent with all applicable city rules concerning best management practices as described in chapter 9-16, "Definitions," B.R.C. 1981. Mitigation monitoring for restoration projects may be required by the city manager.
 - (v) "Vegetation removal - major" shall only be allowed to prevent noxious weed infestation, provide for native habitat restoration or for other permitted projects. Major removal of vegetation shall be mitigated within the inner buffer according to the requirements in subsection (f) of this section.
 - (vi) New steps, paths or other minor access to or over a stream on private property will be permitted if there is no more than one access on an individual property, the path or steps are designed to have minimal impact to the wetland, stream or water body, and the path and the area of impact does not exceed four feet in width.

- (D) Criteria for the Wetland, Stream or Water Body: In the wetland, stream, or water body, the following criteria shall apply:
 - (i) The provisions of subparagraph (e)(3)(A) of this section.
 - (ii) The provisions of subparagraph (e)(3)(B) of this section.
 - (iii) The provisions of subparagraph (e)(3)(C) of this section.
 - (iv) Replacement or repair of an existing fence shall be generally in the same location and not result in additional impacts to the wetland, stream, or water body.
 - (v) Utility line or drop structure maintenance or repair shall not impact the existing functions of the wetland, stream, or water body.
 - (vi) Activities conducted solely for the purpose of removing stream sediment shall not alter the flood capacity as shown on the adopted floodplain maps. Vegetated channel bottoms shall be restored and stabilized.
- (4) Criteria for Standard Review: In addition to the standards in paragraph (e)(3) of this section, the applicant shall demonstrate that the stream, wetland or water body permit application meets the following criteria:
 - (A) Minimization: Any direct or indirect adverse impact on a stream, wetland or water body and its associated buffer area has been minimized to the maximum extent feasible through a reduction in the size, scope or density of the project or a change of project configuration or design;
 - (B) Minimal Impact: The activity will result in minimal impact or impairment to any stream, wetland or water body function;
 - (C) Protection of Species: The activity will not jeopardize the continued existence of habitat for the following species:
 - (i) Plant, animal or other wildlife species listed as threatened or endangered by the United States Fish and Wildlife Service;
 - (ii) Plant, animal or other wildlife species listed by the State of Colorado as rare, threatened or endangered, species of special concern;
 - (iii) Plant, animal or other wildlife species listed in the Boulder County Comprehensive Plan as critical; and
 - (iv) Plant, animal or other wildlife species listed in the Boulder Valley Comprehensive Plan as a Species of Local Concern.
 - (D) Mitigation Demonstration: Unavoidable direct and indirect impacts can be successfully mitigated based on the submission of a mitigation plan in conformance with the standards outlined in subsection (f) of this section.
- (5) Coordination With Other Development Reviews: The city manager may coordinate the application review process with other development review, administrative review or permit review processes.
- (f) Mitigation Plans:
 - (1) Mitigation Plan Required: As a condition of a permit issued under this section, the approving authority may require a mitigation plan. A mitigation plan requires the applicant to engage in the enhancement, restoration or creation of a stream, wetland or water body in order to offset, in whole or in part, the losses or impacts resulting from that applicant's actions. This mitigation plan shall not be an alternative to the standards set forth in this subsection, but shall be used only to compensate for unavoidable losses or impacts. In making a determination of whether a mitigation plan will be required, and the degree to which it is required, the following factors will be considered:

- (A) The type and value of the altered stream, wetland or water body adopted functions, the functions and associated resources to be impaired or destroyed as a result of the proposed regulated activity, and the ecological equivalency of the enhanced, restored or created stream, wetland or water body. In considering whether the enhanced, restored or created wetland is the ecological equivalent to the stream, wetland or water body impaired or destroyed, the city manager will accept an evaluation of functional values comparing the impaired or destroyed stream, wetland or water body and the proposed enhanced, restored or created stream, wetland or water body using the procedures described in "City of Boulder, Comprehensive Wetland Remapping Project," by Land Stewardship Consulting, October 18, 2004. In interpreting the provisions of this section, the city manager may adopt design standards pursuant to chapter 1-4, Rulemaking," B.R.C. 1981;
 - (B) The type, size and location of the altered stream, wetland or water body and gains or losses of this particular type of resource in the Boulder Valley planning area and in the area of the altered stream, wetland or water body; and
 - (C) The cost and probability of success of the mitigation measures.
- (2) Mitigation Plan Requirements: A mitigation plan shall contain:
- (A) An evaluation of all of the factors set forth in paragraph (1) above;
 - (B) The location and ownership of the proposed mitigation site;
 - (C) An evaluation of the suitability of the proposed mitigation site for establishing the restored or created stream, wetland or water body;
 - (D) The source and ownership of any water to be used for establishing or maintaining the restored or created stream, wetland or water body;
 - (E) A description of the sizes and types of stream reaches, wetlands or water bodies to be impaired or destroyed and restored or created;
 - (F) The site hydrology of the restoration or creation area;
 - (G) A maintenance program for a period of up to five years, including, without limitation, weed control, litter and debris removal, temporary irrigation, repair of water control structures, maintenance of vegetation and wildlife habitat and clearing of culverts;
 - (H) A description of any critical elements and possible problems that may influence the success of the project;
 - (I) A timetable for construction and monitoring;
 - (J) A monitoring program, including monitoring schedule, technique and success criteria; and
 - (K) A demonstration of fiscal, administrative and technical competence to successfully execute the overall project.
- (3) Mitigation Location: Selection of a location for an enhancement, restoration or creation project shall consider the following order of geographic preferences in the context of the goals of this section:
- (A) On-site;
 - (B) Adjacent to the site;
 - (C) Within the sub-basin of the existing wetland;
 - (D) Within the Boulder Valley planning area; or
 - (E) In unusual cases, outside the Boulder Valley planning area.
- (4) Mitigation Type:

- (A) In a mitigation plan, replication of the same or greater stream, wetland or water body functional value is required (in-kind replacement), unless a wetland of a different type is justified based on the functions and values of the stream, wetland or water body which is proposed to be altered.
 - (B) Permanent, direct impacts to streams, wetlands or water bodies shall be compensated through restoration or creation.
 - (C) Temporary, direct impacts to streams, wetlands or water bodies shall be compensated through restoration or enhancement at the location of impact at a 1:1 ratio.
 - (D) Indirect impacts as a result of activities within a buffer area shall be compensated through enhancement of the buffer area that compensates for the impacted function.
- (5) Compensatory Mitigation Amount:
- (A) The guidelines for wetland compensation indicating the amount of impacted streams, wetlands or water bodies to be restored or created compared to the area destroyed or impaired are in table 3-2 of this subsection. Wetland and water body compensation shall be based on total surface area.

TABLE 3-2: WETLAND COMPENSATION

<i>Impacted Resource</i>	<i>Enhancement</i>	<i>Restoration</i>	<i>Creation</i>
Streams and water bodies	1:1	1:1	1:1
Wetlands	1:1	1.5:1	2:1
Rare or hard-to-create wetlands	1.5:1	2:1	2.5:1

- (B) Higher wetland compensation ratios may be applied to mitigation that is not in-kind and/or outside the sub-basin of the original wetland.
 - (C) A combination of creation, restoration and enhancement for direct impacts that meets the above compensation requirements may be considered under the following conditions:
 - (i) Water rights for agricultural use within the sub-basin are unavailable;
 - (ii) Created, restored or enhanced wetlands are all within the basin of the original wetland; and
 - (iii) There is a high potential for long-term success of mitigation.
- (6) Mitigation Banking Program: Upon adoption of a wetland mitigation banking program by the city council, if the city manager, the planning board or the city council determines that the public interest is better served, a fee may be accepted in lieu of direct action on the part of the applicant to initiate a wetland restoration or wetland creation project to offset wetland destruction or impairment from the permitted activity. Fees for compensation of wetland destruction or impairment will be set based upon the amount that would be required to perform equivalent wetland restoration or creation. Such fees shall be held for the express use of wetland restoration and creation projects, including, without limitation, the acquisition of water rights for the use of compensatory mitigation.
- (7) Mitigation Monitoring and Release of Mitigation Plan Responsibilities:
- (A) The applicant and any successor owner of any portion of any property subject to a wetland permit is responsible for the implementation of any related stream, wetland or water body mitigation plan for an initial period of up to five years from the date of completion of construction and planting of all vegetation required by the plan and acceptance of such construction and planting by the city manager.
 - (B) Any failure of a mitigation plan during the monitoring period shall be remedied by the applicant and any successor owner of any portion of the property, who shall be jointly and severally liable

to the city for the costs of such remedy. Any such failure shall trigger a new guarantee period of equivalent length to that specified in the stream, wetland or water body permit. The city manager will release the financial guarantee required by subsection (h) of this section at the end of the monitoring period if the original goals of the plan have been achieved.

(g) Permit Issuance:

- (1) Permit Decision: The city manager shall determine whether the application meets the requirements of this section and shall approve a permit, approve a permit with conditions or deny the application. Standard permits shall be final fourteen days after issuance. Conditional use permits shall be final upon issuance.
- (2) Permit Conditions: The approving authority may attach such conditions to the granting of a stream, wetland or water body permit as are reasonably necessary to carry out this section. To the extent necessary for the regulated activity to take place without adverse impact on the stream, wetland or water body, such conditions may include, without limitation:
 - (A) Requiring that structures be elevated on piles and otherwise protected against natural or man-made hazards;
 - (B) Restricting the use of an area;
 - (C) Requiring erosion control and stormwater management measures;
 - (D) Restricting fill, deposit of soil and other activities which may be detrimental to a stream, wetland or water body;
 - (E) Modifying the project design to ensure continued water supply or other necessary protections for the purpose of maintaining stream, wetland or water body functions;
 - (F) Requiring compliance with best management practices as described in chapter 9-16, "Definitions," B.R.C. 1981.
 - (G) Requiring or restricting maintenance of a regulated area for the purpose of maintaining stream, wetland or water body functions; and
 - (H) Requiring submission and approval of a mitigation plan as set forth in subsection (f) of this section.
- (3) General Permits: The city manager may issue a general permit for up to five years for on-going operational activities such as, without limitation, stormwater facility management, stream channel sediment removal and repair or replacement of other public facilities.
- (4) No person who has obtained a permit shall fail to conduct an activity in accordance with their approved application.
- (5) Referrals, Call-up or Appeal:
 - (A) Conditional Use Permits: For conditional use permits, there shall be no referrals, call-ups or appeals. An applicant may resubmit a standard permit application for a denied conditional use application, pay the balance of the standard permit fee and proceed pursuant to the standard permit review process.
 - (B) Standard Review Permits: The decision of the city manager shall be subject to call-up by the planning board, or appealed by the applicant to the planning board, subject to the call-up and appeal procedure of section, 9-4-4 "Appeals, Call-Ups and Public Hearings," B.R.C. 1981.

(h) Financial Guarantees:

- (1) The city manager may require a financial guarantee in an amount, and with surety and conditions, sufficient to secure compliance with the conditions and limitations set forth in the permit.

- (2) Mitigation Plan Guarantee: Prior to receiving a final certificate of occupancy, the applicant and any successor owner of any portion of the property subject to a stream, wetland or water body mitigation requirement shall either complete the mitigation or provide a financial guarantee in an amount sufficient to guarantee the performance of the mitigation plan. If a building permit is not required for a proposed activity, a financial guarantee is required prior to issuance of a wetland permit. The guarantee shall be in an amount necessary to secure the full costs, as determined by the city manager, of construction and monitoring as described in the approved mitigation plan.
 - (3) The financial guarantee may be in any of the forms as described in subsection 9-12-13(f), B.R.C. 1981. If the financial guarantee is in the form of the escrow of funds, the city manager will take the measures described in subsection 9-12-13(g), B.R.C. 1981, to ensure that the funds are maintained in an appropriate manner.
 - (4) Annual Review: The city manager shall review the financial guarantee annually to assure that it meets the full current cost of installing or completing the mitigation plan that it guarantees and may require the recipient of the permit to augment the guarantee to meet such costs.
 - (5) Collection: If the mitigation plan is not completed within the required time, the city manager may cause it to be completed and collect against the financial guarantee, or, if the guarantee is exhausted, against the property owner for the full cost of completion.
- (i) Permit Amendment Procedures:
- (1) Changes to conditions of an approved permit or changes to an approved mitigation plan may be approved by the city manager without submittal of a new application if such changes are minor. Applicants for a minor change to a wetland permit must pay the fee for a revision as prescribed in section 4-20-53, "Stream, Wetland and Water Body Permit and Map Revision Fees," B.R.C. 1981. All minor changes to the permit shall be noted, signed and dated on the approved permit.
 - (2) If an applicant proposes to amend an approved permit and the proposed amendment is not considered minor by the city manager, the applicant must submit a complete application and pay the fee for a standard wetland permit as prescribed in section 4-20-53, "Stream, Wetland and Water Body Permit and Map Revision Fees," B.R.C. 1981.
- (j) Expiration of Permit:
- (1) Unless otherwise specified, a stream, wetland or water body permit expires three years after the date of final approval.
 - (2) For good cause, an applicant or any successor owner of any portion of land subject to a stream, wetland or water body permit may request an extension of an original permit by filing an application with the city manager prior to the expiration date of the permit, for up to an additional three-year period. The city manager may deny the request if good cause is not shown, if the original intent of the permit is altered or extended by the renewal or if the applicant failed to abide by the terms of the original permit.
- (k) Stream, Wetland and Water Body Boundaries:
- (1) For the purpose of mapping the boundaries of a stream, wetland or water body, the following standards and criteria shall be used:
 - (A) Wetland boundary determinations shall be performed in accordance with the procedures specified in the 1987 Corps of Engineers Wetlands Delineation Manual or defined in chapter 9-16, "Definitions," B.R.C. 1981.
 - (B) The boundaries of a stream shall include the bank-full width of the channel.
 - (C) The boundaries of a water body shall include the ordinary high water mark.

- (2) Annexation: Prior to annexation, all stream, wetland, water bodies and buffer areas on the property to be annexed shall be mapped by the City after the fee prescribed in section 4-20-53, "Stream, Wetland and Water Body Permit and Map Revision Fees," B.R.C. 1981, is paid and according to the procedures set forth in this section. This mapping shall include a functional evaluation of the stream, wetland or water body performed by the City. The approved mapping and evaluation shall be adopted as an update to the regulatory maps as a part of the annexation ordinance.
- (3) Map Revisions: At the request of a property owner and after submittal of an application and payment of the fee prescribed in section 4-20-53, "Stream, Wetland and Water Body Permit and Map Revision Fees," B.R.C. 1981, or at the city manager's initiative, adopted stream, wetland and water body boundaries may be modified by the city manager by means of the performance of a boundary determination in accordance with the requirements of this subsection:
 - (A) Applications: An application for a stream, wetland or water body boundary revision shall include, at a minimum, the following information:
 - (i) The written consent of all the landowners of all property subject to the boundary change request;
 - (ii) A report completed by a qualified wetlands biologist that describes the methodology used in determining the proposed new stream, wetland or water body boundaries; and
 - (iii) A site plan showing the exact location of the current regulatory stream, wetland or water body boundary; the property boundary; and the proposed new boundary determination.
 - (B) Review of Map Revision Applications:
 - (i) The city manager shall review the application in accordance with subsection (I) of this section, and may approve the proposed boundary change, approve the proposed boundary change with modifications or deny the proposed boundary change.
 - (ii) The decision of the city manager shall be subject to call-up by the planning board or appeal by the applicant, subject to the call-up and appeal procedure of Section 9-4-4, "Appeals, Call-Ups and Public Hearings," B.R.C. 1981.
- (I) Stream, Wetland and Water Body Functional Evaluations, Designations and Buffer Areas:
 - (1) Stream, Wetland and Water Body Functional Evaluations: The functions of all regulated stream, wetland and water bodies within the city limits have been evaluated and are described in the "City of Boulder, Comprehensive Wetlands Remapping Project" by Land Stewardship Consulting, October 18, 2004. The detailed report, including functional evaluations, is adopted and maintained on file in the planning department.
 - (2) Stream, Wetland and Water Body Designations: Streams, wetlands and water bodies are designated as either high or low functioning on the adopted regulatory maps. Streams, wetlands and water bodies are designated according to the following criteria:
 - (A) High Functioning: The additive value of all adopted functional value ratings, excluding recreation, equals twenty-six or more; or at least one function, excluding recreation, is rated high or very high.
 - (B) Low Functioning: The additive value of all adopted functional value ratings, excluding recreation, equals twenty-five or below.
 - (3) Buffer Areas: All regulated streams, wetlands and water bodies shall have a buffer area. The extent of the buffer area boundaries shall vary according to the stream, wetland or water body designation.
 - (A) High Functioning buffer area widths: The buffer area width for High Functioning streams, wetlands and water bodies shall be fifty feet and shall include an inner and outer buffer area.

- (i) The inner buffer area width shall be twenty-five feet from each point on the stream, wetland or water body boundary.
 - (ii) The outer buffer area width shall be twenty-five feet from each point on the inner buffer area boundary.
- (B) Low Functioning buffer area widths: The total buffer area width for Low Functioning streams, wetlands and water bodies shall be twenty-five feet from each point on the stream, wetland or water body boundary and shall be considered an outer buffer area.
- (4) Stream, Wetland or Water Body Functional Evaluation Request: At the request of all the owners of the majority of the land in the regulatory area of an individual wetland, water body or stream reach; and after payment of the fee prescribed in section 4-20-53, "Stream, Wetland and Water Body Permit and Map Revision Fees," B.R.C. 1981; or at the city manager's initiative, the city manager may perform a functional evaluation. Functional evaluations shall only be performed upon determination by the city manager that conditions have changed significantly from the adopted functional evaluation due to changes in land use or hydrology.
 - (A) Initial Request: An application for a stream, wetland or water body functional evaluation shall include the following information:
 - (i) Statement of request for the city to perform a functional evaluation of the stream, wetland or water body.
 - (ii) A description and other relevant information supporting potentially changed conditions of the stream, wetland or water body.
 - (iii) Number of the wetland, stream reach or water body as specified in the "City of Boulder Comprehensive Wetland Remapping Project" by Land Stewardship Consulting, Inc, October 18, 2004.
 - (iv) Signatures and addresses of the landowners party to the request.
 - (v) Payment of the fee for a functional evaluation initial application as indicated in section 4-20-53, "Stream, Wetland and Water Body Permit and Map Revision Fees," B.R.C. 1981.
 - (B) Review Process:
 - (i) The city manager shall review the request for a functional evaluation of a stream reach, wetland or water body and determine if conditions have changed sufficiently to warrant a new functional evaluation.
 - (ii) If the city manager determines that conditions have changed sufficiently to warrant a new functional evaluation and upon receipt of the fee for a functional evaluation final application as indicated in section 4-20-53, "Stream, Wetland and Water Body Permit and Map Revision Fees," B.R.C. 1981, the city will perform a functional evaluation of the stream reach, wetland or water body described in the initial request.
 - (iii) Upon receipt of the fee for a functional evaluation final application, mailed notice shall be provided to owners of all property affected by the regulated area described in the initial request according to the requirements shown in subsection 9-4-3(b), "Mailed Notice," B.R.C. 1981.
 - (iv) Functional evaluations shall be performed in accordance with the procedure described in the report entitled: "City of Boulder Comprehensive Wetland Remapping Project" by Land Stewardship Consulting, Inc., October 18, 2004.
 - (v) If the city manager determines that the functional values of an individual stream reach, wetland or water body have changed enough to result in a change to the designation of the

stream reach, wetland or water body, a proposal shall be taken to the planning board for a recommendation and to city council for adoption by ordinance.

(m) Variances:

- (1) Purpose: It is the intent of the city that the application of this chapter not result in an unlawful taking of private property without the payment of just compensation.
- (2) A person wishing to conduct an activity that does not conform to the requirements of this chapter and cannot be made to conform without unreasonable expense or unreasonable hardship may apply to the city manager for a variance from the requirements of paragraph (c)(3) of this section.
- (3) The manager may grant a variance only if it finds that the application satisfies at least one of the following criteria:
 - (A) There are unusual physical circumstances or conditions, including, without limitation, irregularity, narrowness or shallowness of the lot or exceptional topographical or other physical conditions peculiar to the affected property; because of these physical circumstances or conditions, the property cannot reasonably be developed or utilized in conformity with the provisions of the land use code; and any unnecessary hardship has not been created by the current property owner; or
 - (B) There is a physical disability affecting the owners of the property or any member of the family of an owner who resides on the property which impairs the ability of the disabled person to utilize or access the property;
- (4) For publicly funded projects, a variance may be issued if the city manager finds that the project is in the community interest and part of an approved master plan or capital improvements program.
- (5) Requirements for all Variance Approvals: Considering the functions of the wetland, stream or water body, the applicant must show that the variance is the minimum necessary to afford relief.
- (6) An applicant for a variance shall apply on forms provided by the city manager and pay the fee prescribed by section 4-20-53, "Stream, Wetland and Water Body Permit and Map Revision Fees," B.R.C. 1981.
- (7) The decision of the city manager shall be subject to call-up by the planning board, or appeal by the applicant to the planning board, subject to the call-up and appeal procedure of Section 9-4-4, "Appeals, Call-Ups and Public Hearings," B.R.C. 1981.

(n) Enforcement:

- (1) In order to carry out the provisions of this section, the city manager may enter upon private land not otherwise open to the public in a reasonable and lawful manner, with reasonable notice to the owner or manager of the property during reasonable business hours, for the purposes of inspection and observation.
- (2) If denied access to any property or building, the city manager may apply to the municipal court for a search warrant or administrative inspection warrant.
- (3) The city manager may suspend or revoke a wetland permit pursuant to the procedures set forth in sections 4-1-10, "Revocation of Licenses," and 4-1-11, "Revocation Not Exclusive Penalty," B.R.C. 1981. Permits may be suspended or revoked for a failure to comply with the provisions of the permit.
- (4) In addition to other remedies, the city manager will have the following powers:
 - (A) In the event of a violation, the city manager will have the power to issue an appropriate order to any person responsible for a violation of this section and to the property owner. In the order, the manager may specify the initial corrective measures required, including, without limitation, wetland restoration and creation measures for the destroyed or impaired wetland. If the responsible person or property owner does not complete such measures within the time required by the order, or request an administrative hearing by the city manager within seven

days of the issuance of such order, the city may restore the affected wetland to its prior condition and restore or create other wetlands for the purpose of offsetting losses sustained as a result of the violation. The person responsible for the original violation and the property owner shall be liable to the city for the cost of such actions, in addition to any fines that may be levied by the municipal court for violating this section.

- (B) If any property owner fails or refuses to pay, when due, any charges imposed pursuant to this section, the city manager may charge the costs against the financial guarantee, pursue other collection remedies and certify due and unpaid charges, including interest, to the Boulder County Treasurer, to be levied against the person's property for collection by the county in the same manner as delinquent general taxes upon such property are collected, as provided by section 2-2-12, "City Manager May Certify Taxes, Charges and Assessments to County Treasurer for Collection," B.R.C. 1981.
- (C) To guide stream, wetland and water body enhancement, restoration and creation actions, the city manager may order the violator to develop and amend a plan as described in subsection (f) of this section.
- (o) Emergency Exemption: The city manager may suspend any portion of this section in the event of an emergency situation which threatens irreparable harm to the health, safety or welfare of the inhabitants of the city or the city's planning area or to the city's environment.
- (p) Regulations: The city manager may adopt rules and regulations that the manager determines are reasonably necessary to implement the requirements of this section.

Ordinance Nos. 5562 (1993); 5604 (1993); 5725 (1995); 5788 (1996); 7182 (2002); 7373 (2004); 7366 (2004); 7522 (2007); 7658 (2009); 7681 (2009)

Exhibit G: Noise

Chapter 9 Noise

5-9-1. Legislative Intent.

The purpose of this chapter is to protect the public health, safety and welfare by defining those noises and sounds which by their volume or other physical characteristics, and, depending on their time, place and manner, disturb people of normal sensitivity, and to regulate such noises and sounds to the extent that can be done without detrimentally affecting necessary residential, commercial and governmental activities.¹ It is not the intention of the council to differentiate on the basis of the content, if there be any, of the prohibited sounds. However, in certain instances the council finds that there is a compelling governmental interest in making an exception for the loudness of certain sounds, such as warnings of imminent hazard.

¹For other provisions involving noise, see sections 6-1-19, "Barking, Howling, or Other Unreasonable Animal Noise Prohibited," 7-3-4, and "Adequate Muffling of Noise Required," B.R.C. 1981.

5-9-2. Definitions.

As used in this chapter, the following words are defined to mean:

Commercial district or commercial zone or commercial means any area zoned A, BCS, BMS, BC, MU, P, BT, BR or DT.

Group living arrangement means those group residencies in which the individual or family lives in a room or rooms of their own, but which contains common dining facilities and where decisions concerning the use of common areas for social events are shared among the individual residents. These include, without limitation, cooperative housing units, congregate or residential care facilities, rooming houses, dormitories, fraternities and sororities, as those terms are used in Title 9, "Land Use Code," B.R.C. 1981. These exclude buildings where people only reside temporarily such as hotels, motels or bed and breakfasts and buildings where each person resides in and controls a complete dwelling unit, including, without limitation, duplexes, triplexes, fourplexes, apartment buildings and condominiums.

Industrial district or industrial zone or industrial means any area zoned IG, IM, IS, or IMS.

Light construction work means work which uses only hand tools and power tools of no more than five horsepower, but not including power actuated fastening devices (e.g., nail guns).

Residential district or residential zone or residential means any area zoned RE, RH-1, RH-2, RH-3, RH-4, RH-5, RL, MH, RM, RMX, RR-1, or RR-2.

Zoned means classified into one of the zoning districts specified in Section 9-5-2, "Zoning Districts," B.R.C. 1981, as shown on the zoning map adopted by Section 9-5-3, "Zoning Map," B.R.C. 1981. Each district includes all areas zoned under the same prefix (i.e., RL includes RL-1 and RL-2). If new districts are established without amendment to this section, it is intended that the new district be governed under this chapter as if in the existing district which it most closely resembles, and if it could as easily be in one category or another, that it be in the category with the lower allowable decibel levels.

Ordinance No. 7522 (2007)

5-9-3. Exceeding Decibel Sound Levels Prohibited.

(a) No person shall:

- (1) Operate any type of vehicle, machine, or device;
 - (2) Carry on any activity; or
 - (3) Promote or facilitate the carrying on of any activity, which makes sound in excess of the level specified in this section.
- (b) Sound from any source, other than a moving vehicular source located within the public right of way, shall not exceed any of the following limits for its appropriate zone:
- (1) The sound limits prescribed by this section are set forth in the following table for the zoning district within the following use classifications in Section 9-5-2, "Zoning Districts," B.R.C. 1981:

<i>Zoning District of the Property on Which the Sound is Received</i>	<i>Maximum Number of Decibels Permitted from 7 a.m. until 11 p.m. of the Same Day</i>	<i>Maximum Number of Decibels Permitted from 11 p.m. until 7 a.m. of the Following Day</i>
Residential	55 dBA	50 dBA
Mixed use and other	65 dBA	60 dBA
Industrial	80 dBA	75 dBA

- (2) Sound from construction work for which a building permit has been issued:
 - (A) During the hours of 7 a.m. to 5 p.m., sound for work of any type shall be deemed received in an industrial zoning district;
 - (B) During the hours of 5 p.m. until 9 p.m., sound from light construction work received in a residential zone shall be deemed received in a commercial zoning district; and
 - (C) Under no circumstances shall amplified sound be considered as construction work activity.
- (3) Sound from a source regulated by this subsection:
 - (A) Sound from a source on private property shall be measured at or inside the property line of property other than that on which the sound source is located;
 - (B) Sound from a source on public property may be measured on that receiving property so long as the measurement is taken at least twenty-five feet from the source, or it may be measured at or inside the property line of receiving property other than the public property on which the sound source is located;
 - (C) For the purposes of this paragraph, a leasehold shall be deemed a property of the lessee, and its boundary, other than a boundary with adjacent property owned by the lessee, shall be deemed a property line.
- (c) All sound measurements shall be made on a sound level meter that meets ANSI specification S1.4-1974 for Type I or Type II equipment. The manufacturer's published indication of compliance with such specifications is prima facie evidence of compliance with this subsection.
- (d) It shall be a defense to a charge of violating this section that:
 - (1) The sound was made by an authorized emergency vehicle when responding to an emergency or as otherwise authorized by law or acting in time of emergency or by an emergency warning device operated by a government;
 - (2) The sound was made by the sounding of the horn of any vehicle as a danger warning signal or by the sounding of any warning device as required by law;
 - (3) The sound was made within the terms of a fireworks display or temporary street closure permit issued by the city manager, or was made by the rendering of military honors at a funeral by a military funeral honors detail;

- (4) The sound was made by an animal;¹
 - (5) The sound was made within the terms and conditions of a sound level variance granted by the city manager;
 - (6) The sound was made on property belonging to or leased or managed by a federal, state, or county governmental body other than the city and made by an activity of the governmental body or by others pursuant to a contract, lease, or permit granted by such governmental body;
 - (7) The sound was made by a police alarm device, if the police alarm shuts off automatically after no longer than ten minutes, by a fire alarm, or by an alarm system installed in a motor vehicle, if the car alarm shuts off automatically after no longer than five minutes;
 - (8) The sound was made by snow removal equipment equipped with a standard muffling system in good repair while removing snow; or
 - (9) The sound was made between the hours of 7 a.m. and 9 p.m. by a lawn mower or gardening equipment equipped with a standard muffling system in good repair.
- (e) This section shall not be construed to conflict with the right of any person to maintain an action in equity to abate a noise nuisance under the laws of the state.

Ordinance Nos. 7522 (2007); 7831 (2012); 7965 (2014)

5-9-4. Exceeding Decibel Sound Levels From a Motor Vehicle Prohibited.

- (a) Sound from a motor vehicle located within the public right of way shall not exceed eighty decibels on the "A" weighting scale (dBA), except that sound from a vehicle with a manufacturer's gross weight rating of ten thousand pounds and above may exceed eighty dBA but shall not exceed eighty-eight dBA. Such sound shall be measured at a distance of at least twenty-five feet from a vehicle located within the public right of way.
- (b) Such sound measurements shall be made on a sound level meter that meets the requirements of Subsection 5-9-3(c), B.R.C. 1981.
- (c) It shall be an affirmative defense to a charge of violating this section that:
 - (1) The sound was made by an authorized emergency vehicle when responding to an emergency or as otherwise authorized by law or acting in time of emergency or by an emergency warning device operated by a government;
 - (2) The sound was made by the sounding of the horn of any vehicle as a danger warning signal or by the sounding of any warning device as required by law;
 - (3) The sound was made within the terms and conditions of a sound level variance granted by the city manager;
 - (4) The sound was made by an alarm system installed in a motor vehicle, if the car alarm shuts off automatically after no longer than five minutes; or
 - (5) The sound was made by snow removal equipment equipped with a standard muffling system in good repair while removing snow.

Ordinance Nos. 7831 (2012); 7965 (2014)

¹Animal noises are covered in chapter 6-1, "Animals," B.R.C. 1981.

5-9-5. Disrupting Quiet Enjoyment of Home.

- (a) No person shall engage in, or be responsible for, a course of conduct which is so loud that it materially interferes with or disrupts another individual in the conduct of activities at such individual's home.
- (b) The following standards and definitions shall be used in the application of this section:
 - (1) The person engaging in such conduct must be at a location other than the complainant's home.
 - (2) *Home* includes the physical residence as well as the outside premises.
 - (3) *Another individual* includes all members of the household as well as others rightfully in the residence or on the premises.
 - (4) No person shall be convicted of a violation of this section unless that person has been warned that conduct violating this section is occurring or has recently occurred and, following such warning, the conduct is repeated or continued.
 - (A) No additional warning need be issued as a precondition to enforcement of this provision if similar conduct occurred within the previous ninety days and if a warning was communicated to an individual regarding his or her role in that past conduct.
 - (B) A prior warning shall be sufficient with respect to each of the residents of an individual dwelling unit at which a prior noise incident occurred (including any resident in a group living arrangement), if, after a personal communication was made to a person who engaged in conduct subject to the provisions of this section, the city manager caused a warning letter to be sent by first class mail addressed to "residents" of the dwelling unit in which the person who received the prior warning resided at the time of the issuance of the prior warning and at which the prior noise incident occurred. If a warning was attempted but could not be personally communicated because no one would answer the door or the person engaged in the conduct could not be identified, a warning letter under this subparagraph shall be sufficient.
 - (C) No warning under this paragraph is required if the conduct would violate Subsection 5-9-6(b), B.R.C. 1981, concerning unreasonable unamplified sound, and it originated on private property.
- (5) If conduct violative of this section:
 - (A) Originates upon private property;
 - (B) The owner or some other person with authority to control that property is present at the time that such occurs; and
 - (C) The owner or authorized person has received a communication requesting cessation or reduction in the level;

then the owner or authorized person is also responsible for the repeated or continued conduct under this section, even though not directly engaged in the conduct.
- (6) Whether or not noise is "so loud that it materially interferes with or disrupts" shall be measured against the objective standard of a reasonable person of normal sensitivity.
- (7) It shall be an affirmative defense to a charge of violating this section that:
 - (A) The sound was made by an authorized emergency vehicle when responding to an emergency or as otherwise authorized by law or acting in time of emergency or by an emergency warning device operated by a government;
 - (B) The sound was made by the sounding of the horn of any vehicle as a danger warning signal or by the sounding of any warning device as required by law;

- (C) The sound was made within the terms of a parade, fireworks display, or temporary street closure permit issued by the city manager, or was made by the rendering of military honors at a funeral by a military funeral honors detail;
 - (D) The sound was made by an animal;²
 - (E) The sound was made on property belonging to or leased or managed by a federal, state, or county governmental body other than the city and made by an activity of the governmental body or by others pursuant to a contract, lease, or permit granted by such governmental body;
 - (F) The sound was made by a police alarm device, if the police alarm shuts off automatically after no longer than ten minutes, by a fire alarm, or by an alarm system installed in a motor vehicle, if the car alarm shuts off automatically after no longer than five minutes;
 - (G) The sound was made by snow removal equipment equipped with a standard muffling system in good repair while removing snow;
 - (H) The sound was made between the hours of 7 a.m. and 9 p.m. by a lawn mower or gardening equipment equipped with a standard muffling system in good repair; or
 - (I) The loud conduct consisted solely of natural speech or communication by or between people, unless such conduct was used as a guise materially to interfere with or disrupt another individual in the conduct of activities at the individual's home and that was the result.
- (8) It is not a defense to a charge of violation of this section that the sound levels complied with the requirements of Section 5-9-3, "Exceeding Decibel Sound Levels Prohibited," B.R.C. 1981.

Ordinance Nos. 7831 (2012); 7965 (2014)

5-9-6. Unreasonable Noise Prohibited Between the Hours of 11 P.M. Through 7 A.M.

Between the hours of 11 p.m. through 7 a.m., no person shall:

- (a) Amplified Sound: Electronically amplify any sound, or make any noise by means of any electronic amplifier, which is loud enough to be audible to a person of normal hearing:
 - (1) One hundred or more feet beyond the property line of the property upon which the loudspeakers are located where they are located in a residential district.
 - (2) One hundred fifty or more feet beyond the property line of the property upon which the loudspeakers are located where they are located in a commercial or industrial district.
 - (3) Each resident or person in control of an activity or event in or on the premises of a dwelling unit who is present within that dwelling unit or upon the premises of that dwelling unit when sound in violation of this section is amplified or generated upon the premises shall be responsible for the generation of that sound or noise.
 - (4) Each owner, manager, or person in control of an activity or event in or on the premises of a commercial or industrial property upon which sound in violation of this subsection is generated shall be responsible for the generation of that sound or noise.
 - (5) It shall be an affirmative defense to a charge of violating this subsection that:
 - (A) The sound was made by an authorized emergency vehicle when responding to an emergency call or acting in time of emergency or by an emergency warning device operated by a government;

²Animal noises are covered in chapter 6-1, "Animals," B.R.C. 1981.

- (B) The sound was made by the sounding of the horn of any vehicle as a danger warning signal or by the sounding of any warning device as required by law;
 - (C) The sound was made within the terms of a parade or temporary street closure permit issued by the city manager;
 - (D) The sound was made on property belonging to or leased or managed by a federal, state, or county governmental body other than the city and made by an activity of the governmental body or by others pursuant to a contract, lease, or permit granted by such governmental body;
 - (E) The sound was made by a police alarm device if the police alarm shuts off automatically after no longer than ten minutes, by a fire alarm, or by an alarm system installed in a motor vehicle, if the car alarm shuts off automatically after no longer than five minutes;
 - (F) For a charge of violation based on Paragraph (a)(3) or (a)(4) of this section, the defendant did all that a reasonable person could have done under the circumstances of the creation of the noise to prevent the offense and, if requested to do so, cooperated with law enforcement officers to identify accurately the offender or offenders; or
 - (G) For a charge of violation based on Paragraph (a)(4) of this section, the sound was made by a trespasser.
- (b) Unreasonable Unamplified Sound:
- (1) While on public property within a residential district, no person shall yell, scream, shout, cheer, sing, or otherwise make noise with the human voice louder than that which is reasonably necessary for normal conversational speech.
 - (2) It shall be an affirmative defense to a charge of violating this subsection that the sound was reasonably necessary to gain assistance to prevent a crime, catch a criminal, warn of fire or other danger, or to seek assistance for a health problem or injury or for assistance in dealing with an accident.
- (c) Trash Pickup: No person shall make any trash pickup with a truck which has a compactor or the capacity to raise and dump dumpsters in any residential or commercial district, and no employer shall fail to prevent its employee from violating this subsection while the employee is driving a trash truck owned by or under the control of the employer. For the purposes of this subsection, testimony that the name of a business which holds itself out as being in the business of trash hauling was written on the trash truck shall be prima facie evidence that the trash truck was owned by or was under the control of the employer so identified.

Ordinance Nos. 7831 (2012); 7965 (2014)

5-9-7. Unreasonable Noise Prohibited Between the Hours of 9 P.M. Through 7 A.M. - Lawn Mowers, Leaf Blowers, and Construction.

Between the hours of 9 p.m. through 7 a.m., no person shall:

- (a) Lawn Mowers and Leaf Blowers: Operate any lawn mower, leaf blower, or other power lawn or gardening tool on any private property within, or within one hundred feet of the boundary of, any residential district.
- (b) Construction in a Residential Zone: In a residential zone, use power tools which are audible off the property upon which they are being used as part of construction work for which a building permit has been issued or is required for the work.

Ordinance Nos. 7831 (2012); 7965 (2014)

5-9-8. Unreasonable Noise Prohibited at Any Time - Motor Vehicle Amplified Sound.

- (a) No person shall operate any electronic amplifier in or attached to any motor vehicle so that the sound is audible at a distance of twenty-five feet or more from the motor vehicle, or which emits vibrations which can be felt by persons outside of that vehicle. This prohibition does not apply to sound made on private property with the permission of the property owner and not audible or palpable beyond the property line.
- (b) It shall be an affirmative defense to a charge of violating this section that:
 - (1) The sound was made by an authorized emergency vehicle when responding to an emergency call or acting in time of emergency or by an emergency warning device operated by a government;
 - (2) The sound was made by the sounding of the horn of any vehicle as a danger warning signal or by the sounding of any warning device as required by law;
 - (3) The sound was made within the terms of a parade or temporary street closure permit issued by the city manager; or
 - (4) The sound was made by an alarm system installed in a motor vehicle, if the car alarm shuts off automatically after no longer than five minutes.

Ordinance Nos. 7831 (2012); 7965 (2014)

5-9-9. Certain Musical Instruments Prohibited on the Mall Between 12 Midnight and 7 A.M.

No person shall play any percussive or amplified musical instrument on the mall between the hours of 12 midnight and 7 a.m.

Ordinance Nos. 7831 (2012); 7965 (2014)

5-9-10. Sound Variances.

- (a) Decibel Variance: A variance shall be granted for the decibel limits of Section 5-9-3, "Exceeding Decibel Sound Levels Prohibited," or 5-9-4, "Exceeding Decibel Sound Levels From a Motor Vehicle Prohibited," B.R.C. 1981, after application is made if the city manager finds that compliance will cause an undue hardship and further finds that:
 - (1) Additional time is necessary for the applicant to alter or modify the activity or operation to comply with this section; or
 - (2) The activity, operation, or sound source will be of temporary duration, and even with the application of the best available control technology cannot be done in a manner that would comply with this section.

In either case, the manager must also find that no reasonable alternative is available to the applicant. If the manager grants a variance, the manager shall prescribe such reasonable conditions or requirements as are necessary to minimize adverse effects upon the community or the surrounding neighborhood.

- (b) Trash Variance: Trash haulers may apply to the city manager for a variance of the provisions of Subsection 5-9-6(c), B.R.C. 1981, for locations within a commercial district. Possession of a valid variance shall be a specific defense to any charge under Subsection 5-9-6(c), B.R.C. 1981, if the act complained of was within the variance granted. The manager may grant all or a part of any requested variance, and may place such conditions upon any variance granted as are reasonably suited to limit the harmful effects of the variance. Such variances shall be granted only if the applicant can demonstrate to the manager's satisfaction:
 - (1) That the location in question is sufficiently removed from any residential use that the noise of trash removal will not disturb anyone in their residence, including, without limitation, hotel and motel accommodations; or

- (2) That the location cannot feasibly be serviced during permitted hours, and that the variance is the least necessary to permit trash removal while still assuring nearby residents reasonable nocturnal quiet.

5-9-11. Flood Debris Removal.

Notwithstanding any other provision of this chapter, until April 15, 2014, individuals and entities involved in debris removal necessitated by flooding, may engage in operations as necessary from 5 a.m. until 12 midnight.

Ordinance No. 7946 (2013)

Exhibit H: Summary of Responsibilities at Key Milestones

The Parties have negotiated responsibilities in good faith based on projected costs. The Parties agree that these cost and credits will not be recalculated based on actual costs. The following represents responsibilities at key milestones and not an exhaustive list of responsibilities detailed in the Agreement.

1. During the De-Annexation Period

- a. The University may construct facilities and buildings for Recreational Use.
- b. The University will review and comment on 60 percent design of the preliminary design phase of the flood mitigation project.

2. At the conclusion of the De-annexation Period (or as extended): Once the option to de-annex the property has expired, the Parties will have the following responsibilities:

- a. If the City does not receive such approvals or does not have land upon which the Project may be constructed within the De-annexation Period, the City, in its discretion, may require that the University apply and otherwise commence the process to disconnect the Property from the City within 30 days.
- b. Land Conveyance:
 - i. The University conveys 80 acres to the City for its flood mitigation project and open space.
 - ii. The University conveys two acres or enter into a lease agreement for use of land for a public safety facility.
 - iii. The City will either pay the University for the remaining land in the Open Space Zone or credit the cost to the PIF's owed by the University to be paid at the time of development.
 - iv. The City purchases remaining portion of the Open Space Tract.
- c. The University pays the City an Impervious Coverage Fee.
- d. The Parties will execute water use agreements and the 30.2 water rights will be conveyed to the City.
- e. The University will review and provide comments on the 60 percent preliminary design of the flood mitigation project.
- f. The City will be responsible for all federal, state and other governmental approvals for the flood mitigation project.
- g. City develops a mitigation plan for the Open Space Zone.

3. At the Time of University Development

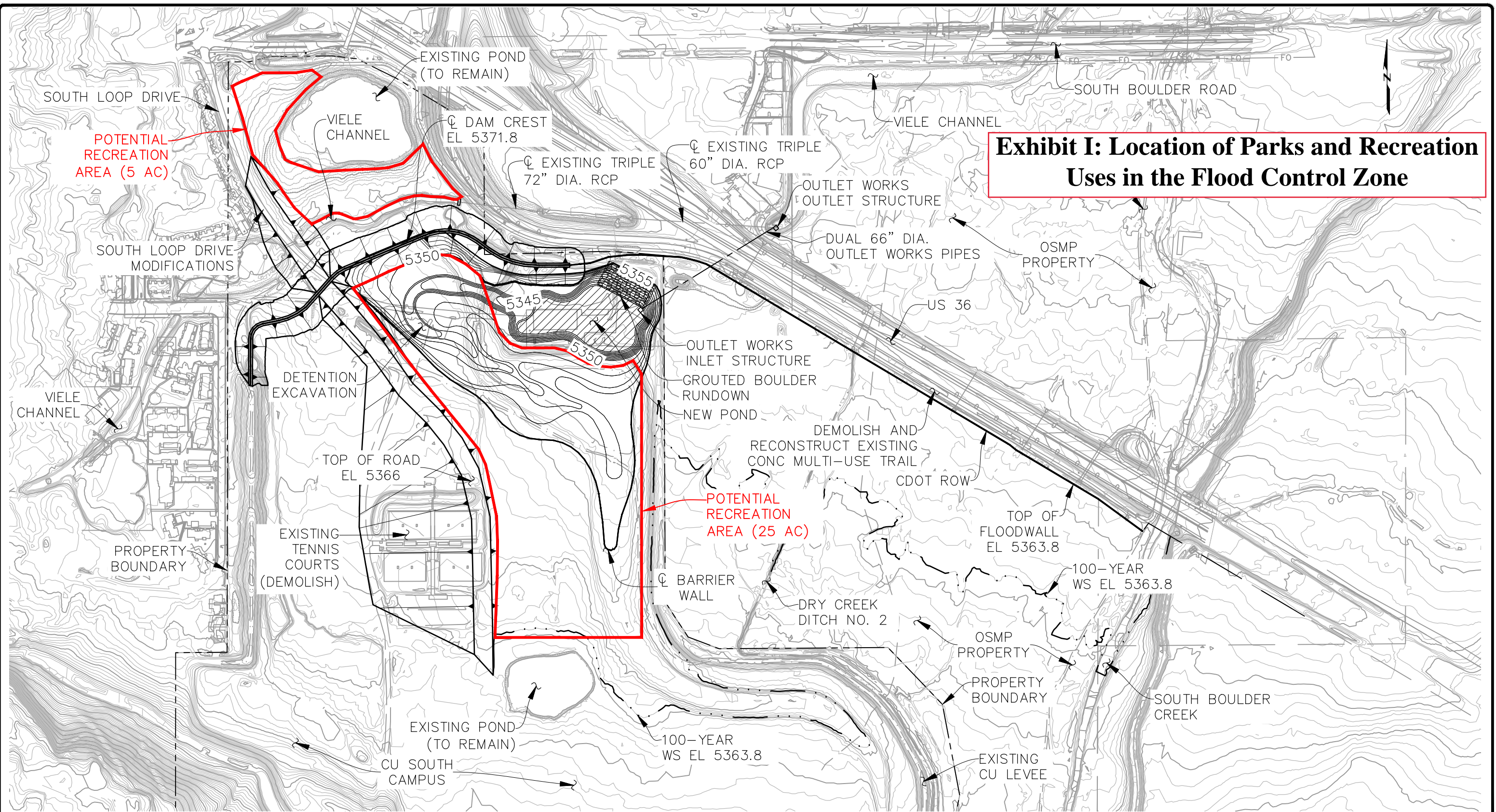
- a. Prior to connecting to the City's water or wastewater system, the University will (i) enter into a water and wastewater service agreement and (ii) submit to the City a collection system analysis.
- b. The University will submit lightings plans for 30-day City review.
- c. The University will pay to the City all applicable Plant Investment Fees at the time of development and/or connection to City utilities.
- d. The University will convey up to five acres of land to an affordable housing development following construction of the first 150 residential units.

- e. The University may pay the City for mitigation within Open Space Zone as a result of development in the Development Zone that displace wetlands.
- f. The City will remove the existing levee system.
- g. The University will obtain necessary permits, right-of-way acquisition and construction necessary to establish vehicular access to the property.
- h. The University will commence trip cap monitoring and reporting.
- i. The University will construct a multi-modal mobility hub prior to the first non-residential building and expand over time to adequately meet the demand generated by development on the property.
- j. Timing for on-site transportation improvements, including a multi-use path and S. Loop Drive, will be determined through the university's micro-master planning process.
- k. Off-site improvements will be constructed prior to <under discussion> and include <under discussion>.

4. Ongoing

- a. Collaborate with Open Space Mountain Parks staff to protect and possibly restore wildlife habitat.
- b. The University will apply for floodplain development permits and wetland permits for regulated activities.
- c. The City and University jointly consider construction of a running track and dog park.
- d. The City and University will coordinate the comprehensive mitigation project in the Open Space Zone and make it available for educational purposes.
- e. The City will undertake a planning process to determine future uses within the Open Space Zone.
- f. The City and University will continue and extend collaborations for off-site transportation planning projects.
- g. The University will provide the City opportunities to review the CU Boulder South Master Plan.
- h. The University will submit 90 percent conceptual design plan to the City for development of the Property. The City will have a period of 60 days to review.
- i. The University will provide final as-built construction document in a portable document format (PDF).
- j. The City will have a right of first offer to purchase the Remaining Land Interest.

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**Exhibit I: Location of Parks and Recreation
Uses in the Flood Control Zone**



PRELIMINARY
NOT FOR CONSTRUCTION



SOUTH BOULDER CREEK
REGIONAL DETENTION
CONCEPT DESIGN

PROJECT NO. 16134

PLAN OF OPTION 1

July 2021

Figure 1