

Summary Report Feedback from Online Questionnaire July 14 – Aug. 14, 2021

CU Boulder South Draft Annexation Agreement

The purpose of the questionnaire was to ask community members about their views of the draft annexation agreement as a whole as well as to garner feedback to improve the draft terms on key topics.

The draft annexation agreement was released on Monday, July 12, 2021. The questionnaire was opened on BeheardBoulder.org on Wednesday, July 14 and closed on Aug. 14, 2021. Respondents could choose to answer six questions gauging their level of support for the five major topics in the agreement and the agreement, as a whole. Many also provided narrative feedback about each of the major topics in open-ended responses. Approximately 250 people responded to at least one question.

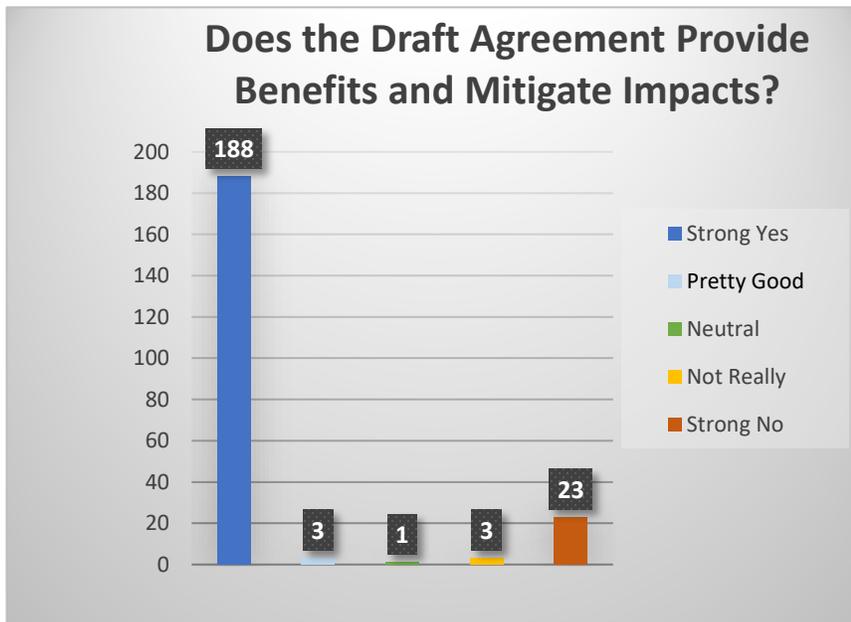
The first few pages of this Summary Report provide an **Overview of the Key Themes**, followed by the **Results for Level of Support and Verbatim Open-Ended responses** organized by the following topics:

- A. General Terms (p. 4)
- B. Development Zone (p.8)
- C. Flood Control Zone, Public Access and Recreation Amenities (p.13)
- D. Open Space Zone and Environmental Protection (p.17)
- E. Transportation and Mobility (p. 21)
- F. Overall Annexation Agreement (p.28)
- G. Demographics and Characteristics of Respondents (p. 34)
- H. Additional Comments (p. 37)

Overview of Key Themes

Assessment of Draft Annexation Agreement as a Whole

The graph illustrates the feedback from 218 people that responded to the question: **On balance, do you think the proposed annexation agreement provides adequate community benefits and mitigates the impacts of development of the CU Boulder South property?**



Key Themes from Narrative Responses (all verbatim responses can be found in section F starting on page 28)

Recognizing that the agreement has trade-offs and exchanges of value between CU Boulder and the city, are there terms you strongly object to and/or areas for improvement that should be addressed?

- Costs: concerns about city costs for infrastructure development and maintenance, Open Space maintenance and degradation of existing systems
- Enforcement: concerns about the enforceability of the agreement, requests for stronger safeguards for trip monitoring and action; stronger safeguards for noise and light pollution
- Level of detail: desire to wait on annexation until the CU master plan is complete and building plans are developed; defined plans for wetland and environmental protection
- Transportation and Access: strengthen ped/bike/transit elements and reduce parking; on-going concern about increased traffic and congestion in South Boulder

Conversely, are there terms you support and would not want to see modified?

- Expedite flood mitigation design and approvals
- Support for housing, flood mitigation, Open Space, wetland and grassland protection, elements addressing potential de-annexation and phasing

Topic Areas - The following are suggestions to improve the terms by major topic area:

A. General Terms

- Strengthen enforcement language and conditions
- Ensure a stronger city role in review of the CU Master Plan and future development plans
- Strengthen the first right of refusal and restrict the agreement only between City and CU, not other potential landowners if sold
- Ensure any future sale does not hinder the flood mitigation efforts
- Improve the definitions

B. Development Zone

- Don't allow development in this area / Allow only recreational day-use in this area
- Allow more development potential for housing and climate goals, ease height restrictions
- Keep provisions that allow for accessory uses like childcare, other support services
- Improve protections of wetlands and sensitive environmental characteristics, include a plan for habitat connectivity
- Lower the potential size of homes (from 4,000 to 2,000 max)
- Lower the amount of non-residential square footage allowed
- Increase the amount of affordable housing / ensure the affordable units are integrated with the rest of the area
- Strengthen noise and light restrictions for both Development Zone and Flood Control Zone to reduce impacts to Open Space Zone

C. Flood Control Zone, Public Access and Recreational Amenities

- Increase flood protection to 500-year level
- Strengthen commitment to public access and solidify amenities (i.e. dog park, off-leash dog walking/swimming area, running track)
- Clarify number of acres for public access

- Provide details about connections to bikeway and South Boulder Creek trails; trail replacement
- Address impacts to state natural area from future sports venue
- Include enforcement and services for public access use (i.e. restrooms)

D. Open Space Zone and Environmental Protection

- Include strong protection for the wildlife and plants, (orchids, mice, wetlands) and ensure there is habitat connectivity
- Address impacts to the Open Space Zone from outdoor sports venue or other development (i.e. light)
- Clarify trails and access points in the Open Space Zone; ensure connections to nearby trails for walking and biking

E. Transportation and Mobility

- Address increased congestion in South Boulder and further reduce potential new trips
- Further cap the amount of parking and increase micro-mobility options
- Ensure underpass at Table Mesa and Thunderbird is included
- Limit (or eliminate) access at HWY 93
- Further limit access on Tantra Dr., no buses
- Require CU's buses to be electric
- Recalculate the trips and analysis in the traffic study
- Include improvements to intersections near the Table Mesa Shopping Center

[Responses by Major Topics](#)

The following describes the level of support, questionnaire narrative, and verbatim feedback by topic area.

[Questionnaire Narrative - Introduction](#)

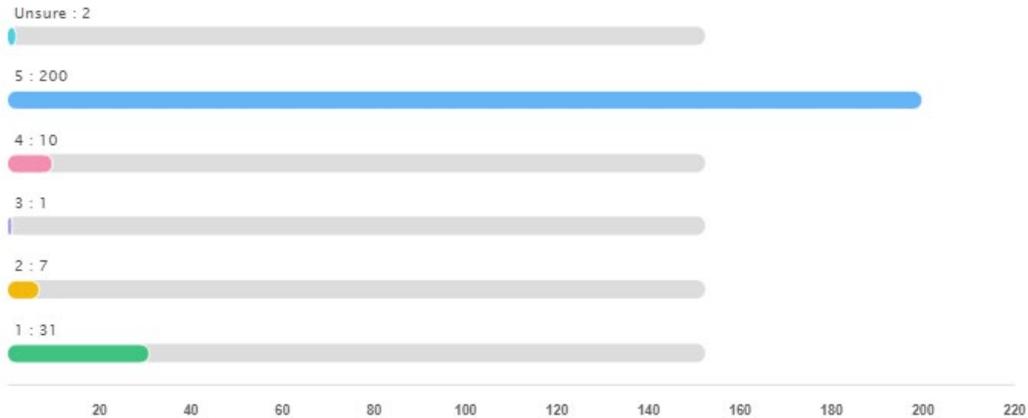
The questions below are provided for community members to review the key annexation terms and submit feedback to decision-makers and staff in an organized and useful way. *Please note the information presented on each of these pages is a very high-level summary of key points and concerns. Please review the Draft Annexation Agreement for specific details.*

- A. General Terms
 - B. Development Zone
 - C. Flood Control Zone, Public Access and Recreation Amenities
 - D. Open Space Zone and Environmental Protection
 - E. Transportation and Mobility
 - F. Overall Annexation Agreement
 - G. Demographics and Characteristics of Respondents
 - H. Additional Comments
-

A. General Terms

Q1 To what degree do you support the General Terms of the agreement that address initial phasing, review and contingencies?

On a scale of 1 -5 with 1 being strongly oppose and 5 being strongly support



Questionnaire Narrative:

The Draft Agreement includes several terms to address phasing, future potential sale of the property and other definitions and terms to ensure control and address contingencies. Key general terms include:

- **Public Access** – The university will permit public access to recreational facilities, sidewalks, trails, etc.
- **Annexation is contingent on flood mitigation** - The city’s flood mitigation project is the primary driver of the proposed agreement. As such, the annexation will be contingent upon the city receiving the necessary approvals and land needed to implement the project. The city may initiate a “de-annexation” process if it fails to receive the required approvals and land necessary for the project within 3 – 5 years of the annexation.
- **Initial Development** - The university may only construct recreational facilities within the next 3 years while the city obtains permits for the flood mitigation project.
- **First Right of Refusal** - The city will have the right to review any offer by a third party to purchase all or portions of CU Boulder South.
- **Transfer of Land** - The terms of the agreement will remain in effect if the property were ever sold to a non-university entity.
- **Review of Plans** - The city will review and comment on the CU Boulder South Master Plan. The city will also have a 60-day window to review and comment on 90 percent conceptual design plans for the property. The city’s comments will include a “compliance review” to ensure compliance with the annexation agreement and discretionary comments intended to further the city’s goals and policies.
- **Definitions** – agreement includes definitions for key terms and specific uses, many such as building height and use definitions were taken directly from Boulder’s land use code.

Do you have suggestions for improvement?

7/14/2021 04:28 PM

No. Thank you for your work. Let's make it happen.

7/14/2021 04:29 PM

I just don't trust CU

7/15/2021 12:57 PM

I feel that CU has enough land already and that doubling their space by adding CU South isn't a good choice. I also feel that it's wrong to put the tax burden on the citizens of Boulder. Why are we spending our taxes to support CU extension south?

7/16/2021 03:01 PM

This feels like the city gets a lot of say, considering how other development processes have worked. I've seen CU pretty slammed publicly for this space - a broader statement of support from the city would be appropriate!

7/20/2021 03:56 PM

A lot of really good progress on these terms. I would be interested in whether relevant boards could be included on "Reviews of Plans". There could be useful input from boards.

7/22/2021 06:13 PM

Please expedite baseline urban services study and annexation analysis of the Planning Reserve, to allow consideration of a North Campus alternative. Housing is a "future community need" warranting consideration at the reserve, CU housing will make the best dent in jobs/housing imbalance, and the need is urgent in the context of tradeoffs of developing the floodplain and natural lands at "CU South".

7/23/2021 08:20 AM

Wait for the citizen initiative vote. Also, the terms need to be enforceable - there are no enforcement provisions in there once the agreement is signed - CU is not subject to Boulder law.

7/23/2021 03:08 PM

I still do not think you have reviewed the traffic implications for Martin Acres and Table Mesa. This has not been addressed sufficiently.

7/27/2021 08:10 PM

City should have more authority to compel compliance with Annexation Agreement. Review and comment can be easily disregarded by CU

7/30/2021 05:16 PM

Limit all future development to recreational day use only.

7/30/2021 05:17 PM

Please limit development of this site to recreational use only.

7/30/2021 04:51 PM

This property should only be developed as a day use, recreational area by CU, with associated facilities.

8/01/2021 02:25 PM

Great job!

8/03/2021 11:51 AM

Hurry up! This has been the topic of discussion for entirely too long.

8/03/2021 06:17 PM

You say flood mitigation is the primary driver but studies show it will only mitigate 30%. CU is getting the deal of a lifetime and they don't even have to finalize plans for what they plan to build. Why the rush? There is already a ballot measure to ensure you are following the will of the citizens.

8/03/2021 07:36 PM

I am concerned this development will increase traffic, noise, and flood risk for my neighborhood Martin Acres

8/04/2021 02:27 PM

What about the other 10% conceptual plan after the 60-day window? Is CU going to suddenly throw in something WILD to the mix and the city can't do anything? I don't trust CU.

8/05/2021 07:14 AM

Not the right site. Wait for the ballot initiative and let the citizens/tax payers/ voters decide

8/05/2021 09:11 AM

Do not annex the land. This whole project should not be allowed.

8/05/2021 05:40 PM

Since so many people take their dogs swimming in the ponds and off-leash all around the current site, if the plans included a big off-leash area w access to the reservoir for the dogs kinda like the Cherry Creek Off-Leash Dog area, that would make a lot of my neighbors feel better about this.

8/05/2021 06:05 PM

If south Boulder creek is only 30% source of flooding water for frasier meadows doesn't building this dam give those residents false security against future flooding? Why spend the millions this will take and let CU build so many buildings on this land when only 30% of water will be stopped?? What does right to review under first refusal? If the city cant afford or doesnt want to buy the land can we absolutely block the sale to someone not desirable? Des that party have t submit plans and get it approved by city just as CU is having t go through? The city reviewing and commenting on CU master plan seems meaningless. And as many people on planning board commented How can you annex land for a plan that doesn't exist! CU must have a master plan now for City to approve before annexation. So if Terms are transferred t someone else they can build 4000 sq foot houses there???

8/05/2021 09:58 PM

Yes. Many items are too vague. The De-annexation, for example, where the city "may request that the University apply and otherwise commence the process to disconnect the Property". Why would CU want to do that? Why doesn't it say the city WILL disconnect the property? Why would the taxpayers of the city want to pay for the water and water system for CU? What good does that do us??? Why would the city push so hard to only protect Frazier Meadows from 30% of the flooding with this boondoggle??? Why is City Council pushing so hard for this?? What is their incentive?

8/05/2021 10:19 PM

STOP this NOW! Take the land with Eminent Domain. The City of Boulder has the rights.

8/06/2021 09:42 AM

Accelerate the flood mitigation schedule

8/07/2021 10:50 AM

In my mind, the terms of the Annexation Agreement are ONLY between the City and CU. "If the property were ever sold to a non-university entity," that non-university entity must follow all city codes, rules and regulations First Right of Refusal - I support the changes recommended by the Planning Board regarding cost and timing. As Planning Board recommended: "Explicitly state that the Open Space Zone will be environmental preservation/undeveloped." and that sports and recreation uses in adjacent Development and Flood Control Zones is "Limited to daytime use only" and Eliminate "light and noise impacts to adjacent city open space and wildlife" is "eliminated". Definitions, as recommended by Councilwoman Young, must be improved and added.

8/07/2021 02:46 PM

PLEASE DO NOT TAKE AWAY THE WILD. SAVE SOUTH BOULDER'S NATURAL HABITAT AND ENVIRONMENT. The City shall not provide ANY city utilities and services other than flood control facilities to any portion of CU-South, unless the voters of Boulder approve a binding, public annexation agreement. This is because CU so far has refused to provide the details needed to identify grave threats to the environment and neighborhoods surrounding its property. This is dangerous,

because CU's status as a "sovereign state entity" means that unless such a limiting agreement exists, CU can build or do anything whatsoever it wants with the land, regardless of the impact on adjacent neighborhoods. Consider that continual development and use of finite Earth resources might contribute further, and unnecessarily, to the CLIMATE DISASTER THAT HUMANS ARE CREATING. LEAVE NATURE ALONE. THANK YOU,

8/08/2021 08:52 AM

Open space.

8/08/2021 02:45 PM

I'm in favor of this.

8/09/2021 12:19 PM

Need 500 year plan, 100 year plan

8/09/2021 02:52 PM

Trash the whole annexation agreement. The University should not be building another campus in the wetlands and in a part of the City that is already too congested. There are other solutions, such as building on the land reserve

8/10/2021 03:18 PM

The whole thing is a debacle, a give away to CU in exchange for poor floodplain mitigation (100 year only, not even covering that many houses) with terms that strongly favor the university. The city can comment, yes, but this is a state entity that chooses the terms, there is no power left for the city, not real power. Foolish and short sighted, to give away what makes Boulder unique. We are more than a university town.

8/11/2021 02:45 PM

First Right of Refusal - with the explicit Purpose of ensuring the flood mitigation efforts are not hindered

8/12/2021 05:07 PM

This is flawed agreement negotiated under duress. The Gateway of Boulder deserves so much better.

8/12/2021 06:15 PM

I like the proposed plan and think it is well thought out and fair.

8/12/2021 08:15 PM

It's time to move this agreement along. We need the housing in Boulder!

8/13/2021 06:44 AM

Boulder desperately needs housing options for its student residents to relieve pressure on throttled housing supplies.

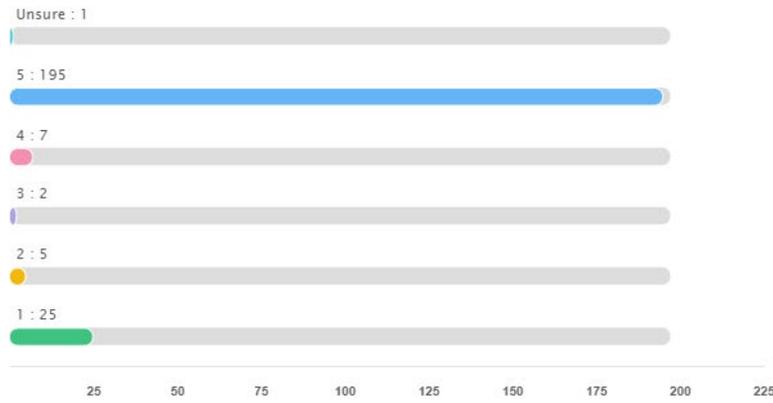
8/13/2021 12:13 PM

CU plans need to be spelled out in detail/ too many unknowns

B. Development Zone

Q1 Recognizing that some people are opposed to any development of the site, assuming there will be development, to what degree do you support the terms outlined for the 129 acres in the Development Zone?

On a scale of 1-5 with 1 being strongly oppose and 5 being strongly support



Questionnaire Narrative:

The Development Zone consists of 129 acres of the 308-acre site. This area is designated “Public” in the Boulder Valley Comprehensive Plan. Key terms related to the Development Zone include:

- **Housing will be the predominant use** on the property with 1,100 units anticipated for faculty, staff, graduate students and non-first year students. The final number of units will be determined by housing demand and University plans, limited by transportation performance and other site constraints.
- The agreement includes a commitment to provide up to five acres of the property to an **affordable housing** development for permanent, deed-restricted affordable housing on CU Boulder South aiming for approximately 110 affordable units.
- The **cumulative limit of non-residential development** will be 750,000 square feet of floor area, with no single building greater than 175,000 square feet. This equates to about four non-residential buildings similar in size to the [Aerospace Building](#) on the East Campus.
- Some limited **accessory uses** will be allowed, and are intended primarily for on-site residents, employees and visitors (e.g., restaurants, daycare, and community gardens.)
- **No large-scale research complexes**, high-rise buildings, or large sporting venues will be allowed.
- Dedication of two acres or long-term lease of land for a **public safety facility**.
- A **“Use Transition Zone”** on the southwest portion of the site includes only residential development that is contextually appropriate to neighboring properties.
- **Building Height** is limited to 55 feet and be further limited as the elevation increases to the west through a “Building Height Ceiling”. In practice, the height ceiling will allow 4 – 5 story buildings in the lower areas of the eastern portion of the Development Zone, with progressively shorter buildings permitted as the site grade increases toward the west. The intent is to match neighboring development while also protecting views of the mountain backdrop from Highway 36.
- **Development Standards** – The annexation agreement for CU Boulder South includes numerous city development standards that otherwise do not apply to other campuses, like **building setbacks**

(increased setback along the western property line), **floodplain and wetland regulations** (no habitable space in the 500-year floodplain), and **outdoor lighting standards and noise limits**.

Do you have suggestions for improvement?

7/14/2021 04:31 PM

Affordable housing - is it 5 acres or up to 5 acres?

7/17/2021 07:31 AM

We don't need any more of the university in Boulder. Stop this madness!

7/18/2021 09:05 AM

The proposed density and high limits are overly conservative. We really should be allowing even more housing/height/density here to help Boulder achieve its equity and climate goals.

7/18/2021 04:34 PM

Glad to see the child-care center. Young families will need it. I suggest space for other services to support them.

7/18/2021 05:59 PM

I'm glad to see the child-care center mentioned. Young families will need it and perhaps other child-centered services.

7/20/2021 03:58 PM

The balance of uses in this zone is well thought-out. I'm glad CU is in agreement, and that this zone is **outside** the 500 year floodplain (even though there has been lot of disinformation on this point from opposition groups).

7/22/2021 06:18 PM

The wetlands, springs and other sensitive natural areas are likely to be "mitigated" (developed) by CU. Even if "protected", they would be surrounded by development on all sides, greatly diminishing the natural values. Lack of habitat connectivity. 40% non-residential development up to 750K square feet will increase staff and student population. In conjunction with student population growth (2.4% or 800-some students in 2021-22 alone), the 1100 new housing units might be significantly less than the growth in student and staff body. 4,000 square foot homes are allowed. That hardly indicated a commitment to grad student or workforce housing. Attempt to impose standards on development is appreciated; seems views will be affected all the same and the views from the site and Open Space to the east are magnificent. The tennis courts are only 10 feet or so high, and they interfere with viewshed from existing trails.

7/23/2021 06:38 AM

CU does not need to keep adding students. It does not need more housing. Boulder needs to recognize that it has allowed so much density over the past 10 years that it is challenging for south boulder residents to even get into town when college is in session- putting thousands more students in south boulder will make getting onto hwy 36 miserable for everyone. Boulder cannot house everyone. Simple fact. And boulder will soon be far less desirable a place to live for everyone.

7/23/2021 08:21 AM

What are the enforcement provisions in case CU decides it can ignore these provisions??

7/23/2021 12:34 PM

CU has consistently said they need 129 acres to be developed for CU purposes. The draft agreement provides that CU would provide 5 acres for affordable housing and 2 for a public safety fire station in the Development Zone. The parking garage might also be sited in this zone. Given site constraints including steep slopes and wetlands/sensitive natural areas, does the "Development Zone" provide CU enough land for its desired level of development, when new uses and acres are subtracted from where CU can build? When the City refers to "mitigation" of wetlands/etc., it should be clear that CU can pursue "off-site mitigation", and has stated at past meeting that it might do so. That would allow development of these wetlands and other sensitive natural areas at "CU South", at the expense of the local ecosystem and wildlife.

7/23/2021 03:10 PM

Has anyone addressed the increase in student population to the area elementary, middle and high schools in the south boulder area. This does not appear to be indicated anywhere.

7/24/2021 09:56 AM

The height restriction should be raised. There are no views being blocked to the East. We need more housing in Boulder.

7/26/2021 04:33 PM

Increase the maximum building height be 2x and encourage 2x greater student housing to reduce student population off campus.

7/27/2021 08:20 PM

No development should be allowed in the use transition zone since that would require either an entrance and access from Highway 93 or a road across a steep slope. The 1100 units should include affordable housing for CU staff- at least 45%. The "5 acres" to be "donated" for affordable housing should be integrated with CU housing, not a "poor ghetto". There should be size limits on the CU residential units that are less than 4000 square feet now allowed. If housing is 2x the square footage of the non-residential buildings (750000 sq ft), that means the 1100 "units" would average 1363 sq ft. If the 500 "affordable units are included, the average "unit" would be <950 sq ft. These size units seem unlikely to attract faculty or students.

7/29/2021 09:39 AM

Drive a commitment for even more housing and limit SOV use on the site. Also get rid of that CO93 intersection at the south end of the site, that is TERRIBLE for cyclists and is unnecessary for the vast majority of trips from the site. Have it as an emergency exit only.

7/29/2021 11:10 AM

4 Aerospace buildings on that site is too much. I am an alum and I have taught at CU for 20 years and I know we need more space, but that site is also precious to Boulder and what is being proposed is too much building.

7/29/2021 12:52 PM

Too much growth

7/30/2021 05:16 PM

Limit CU's use of this property to recreational use only, allowing associated facilities for day use. The scale of development proposed is completely inappropriate for this location.

7/30/2021 05:01 PM

The Development Zone should be restricted to recreational development for day use only. The huge amount of proposed residential development is completely inappropriate for this location.

8/01/2021 02:27 PM

Building Height Ceiling is not needed. 55-foot throughout the property is okay. It's not like existing residents will have their view of the Flatirons harmed, since they all live west of the property.

8/01/2021 09:42 PM

we should increase the amount of housing allowed. allow some neighborhood scale mixed uses like corner shops. and we should allow at least 4 stories on all lots by rights. reduce setbacks and eliminate parking reqs. focus on making it a vibrant walkable neighborhood. it's silly that some loud complainers are able to prevent development for no better reason than 'they don't like it'. they don't own the city. what right do they have to exclude people from living here. they are more concerned with their property values than with the massive housing crisis or with the environmental issues it causes. it's very selfish.

8/03/2021 10:54 AM

I like the idea that only 2000 sq ft per unit should count towards residential use.

8/03/2021 11:54 AM

I'm not sure how the "affordable housing" fits into the University environment. Helping "financially stressed students" cannot substitute for helping the low income families who need assistance.

8/03/2021 06:21 PM

This is clearly a push survey. Without finalized plans for what's in the works by CU, what traffic will look like (your flawed survey was created around much less square footage), or even what flood mitigation impact will look like for most SOBO citizens, it's pretty obvious that you are walking blindly into this. At best, the motivation here is pressure from CU. I hope that's all this is. It's a costly project that strips open space from Boulder and costs our citizens. Why exactly?

8/03/2021 07:38 PM

CU could develop land to the north that is not a wetlands and would not affect flood risk which is increasing fast due to climate change

8/04/2021 02:25 PM

Please no cash in lieu at the last minute to avoid building truly affordable homes for Boulderites!

8/05/2021 07:15 AM

This site and surrounding neighborhoods, the infrastructure and traffic CANNOT support increased housing

8/05/2021 06:18 PM

Lighting and Noises issues must be dealt with. No after dark sport events or concerts allowed Protection of wetlands needs outside independent review to make sure no damage to wet land on open space occurs Traffic issues must be dealt with... even with cap- which seems ineffectual - 1 year to solve problems and give solutions is a joke. The Boulder County report on traffic must be looked at- a 200 ft turn lane at Table Mesa to deal with traffic is insane! 5000 more cars on Table Mesa is not ok. 750,000 sq ft of non residential building Plus 1,100 homes (up to 4000 sq ft) Plus -Maybe 110 affordable homes is too much!! How much is CU going to make renting these homes! And ironically it is the undergrad housing that is the issue in Boulder - Not Grad or Professors. CU needs to increase your housing for non grad and make freshman and sophmores stay in dorms And 750,000 more non residential units is just going to mean increased employees for CU so more housing problems /more housing needed and these Need will never be met if CU keeps expanding in Boulder. Maybe CU needs to expand elsewhere and leave Boulder alone

8/06/2021 09:43 AM

Strongly support the inclusion of permanently affordable units!

8/06/2021 03:55 PM

I don't see the reason to shoehorn affordable housing onto this site. What is the relationship between affordable housing and the university? The student housing should, by itself, constitute affordable housing. Perhaps it would be better to increase the number of faculty and student units by 250.

8/07/2021 09:35 AM

- the same outdoor lighting standards and noise limits must be required for the Development Zone AND for the Flood Control Zone -- so that lighting and sound from NEITHER Zone impacts the Open Space Zone or the State Natural Area. -AFFORDABLE HOUSING for faculty, staff, and students has been the primary stated purpose for the development of this CU land from the beginning. It MUST remain the primary and dominant purpose. - 750,000 sq ft of non-residential is too much! Reduce it back to 500,000 sq ft. -Hwy 93 access must be returned to an emergency access. -Mandate No increase in traffic during peak traffic hours -- the intersections in this area are already at or exceeding capacity during peak traffic periods.

8/08/2021 08:53 AM

Trails for dog walking and biking.

8/08/2021 02:46 PM

I support this

8/09/2021 02:53 PM

This is a push-poll. There shouldn't be any development at the site. The whole annexation draft agreement should be thrown out!

8/10/2021 03:22 PM

I'm opposed to developing - and the city paying for CU's privilege to do so - in the floodplain, at the entrance to our city, in endangered species habitat, and again, at our cost. Why doesn't the survey have an option for that?

8/12/2021 05:09 PM

CU illegally filled in the gravel mine and build the berm. The maximum developable land the City should consider annexing is the approximately 89 acres that were deemed "developable" when CU bought the site. Bad behaviour by and land owner such as filling in sensitive wetlands and building an illegal berm that intensified downstream flows in 2013 should not be rewarded with extra developable land.

8/12/2021 06:18 PM

Seems like a well thought out plan

8/13/2021 06:51 AM

The ban on research infrastructure seems arbitrary. As always with Boulder, height limits should not be considered when addressing housing. The south Boulder property is at the bottom of a valley (which is why we're talking about flood mitigation!) and there are no homeowners to the east to grouse about "lost" views with additional height to the west. Boulder needs more housing for its students residents than it needs arbitrary height restrictions. Height restrictions should not be part of the final proposal.

8/13/2021 12:20 PM

Transition zone is vague- final# housing units based determined by CU? Neighbors living nearby and potentially impacted by increases in traffic do not get a say in matter?

8/13/2021 03:40 PM

I support increasing the number of affordable housing units on the site.

8/13/2021 04:44 PM

Thank you for the consideration and care put into these limitations and additional restrictions. It is a reasonable and well-thought out plan for responsible growth in Boulder.

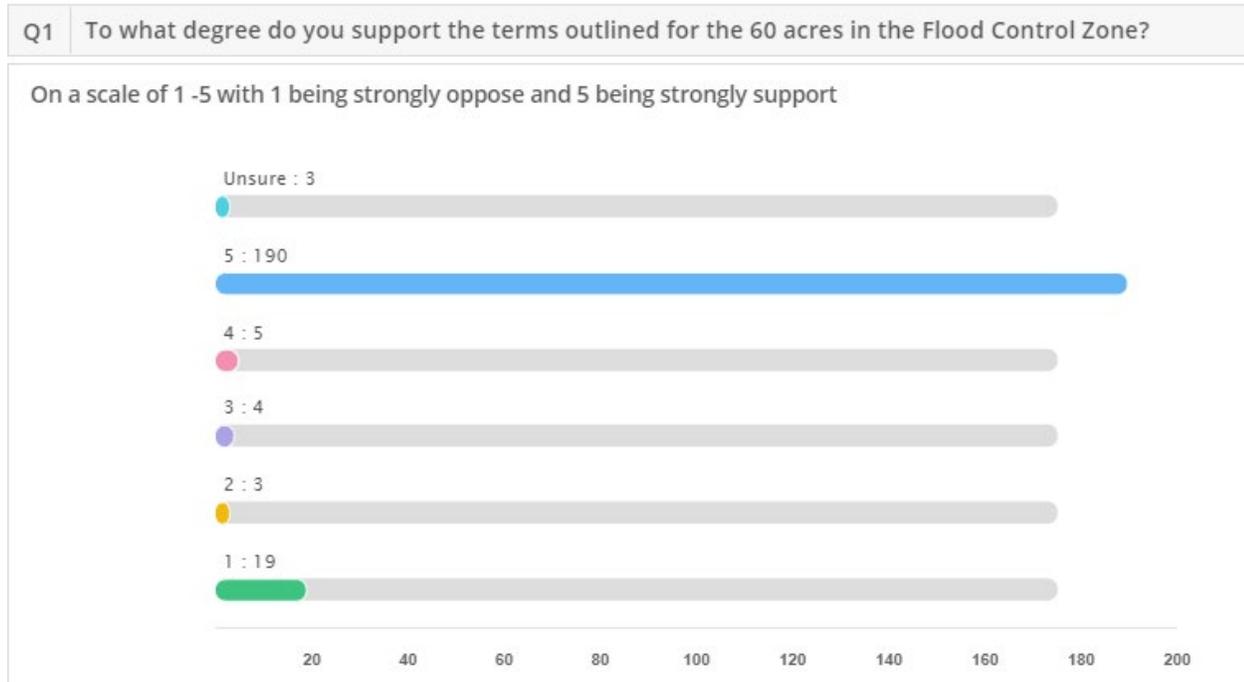
8/13/2021 04:47 PM

Thank you for all of the time you've put into place limitations on CU's development. We expect that you will hold CU accountable to these terms as development continues.

8/13/2021 06:39 PM

I can understand needing to mitigate for flood but I don't understand why we have to put even more housing in on unstable land.

C. Flood Control Zone



Questionnaire Narrative:

The flood control zone area consists of 60 acres along the north portion of the site, consistent with the BVCP Park, Urban and Other (PK-U/O) land use and is intended to include public lands used for a variety of active and passive recreational purposes and for flood control purposes. Key terms relating to the flood control zone include:

- **Land for Flood Mitigation.** The university will dedicate 80 acres of the property to the city for its flood mitigation project and open space.
- **Amended Fill Alternative.** Included is an alternative flood mitigation layout that reduces the volume of fill and associated cost from \$10 M to \$3M. The alternative layout utilizes a roadway embankment for South Loop Drive along the boundary between the Development Zone and Flood Control Zone.
- **CU Boulder Recreational Facilities.** The university will development recreational facilities on up to 30 acres in this zone. The specific facilities are not yet known, though the agreement does prohibit any large-scale sport venue that is defined as exceeding a fixed seating capacity of 3,000 people (e.g., smaller than Boulder High Sports Facility).
- **Running Track and Dog Park.** The city and university will jointly consider a formal running track and dog park with public access.

Do you have suggestions for improvement?

7/14/2021 04:36 PM

I didn't catch the "trade" in cost in todays meeting between CU and city for water? or other things? I think City allowing CU to annex is a pretty big give already. I dont thinkwe need to OVER give to CU

7/16/2021 03:06 PM

Fairview had to deal with members of the public defecating in their space because of the running track. I appreciate how open this plan is to the public and would want to see shared enforcement with a commitment from BPD to protect university assets. I lived adjacent to this property during the flood, and flooding was significant in areas that look to be designated as access points/roads.

7/17/2021 07:32 AM

A formal running track and dog park is hugely disappointing compared to running and dog walking options currently available at the site.

7/18/2021 06:00 PM

As a resident of Frasier, I'm very interested in flood mitigation.

7/20/2021 04:02 PM

This is good use of the flood-control space. Assure that all structures are only approved if they will not negatively impact flood mitigation. CU has been very generous in allowing the community access for off-leash dog walking over the years. A dog park will be a nice way to cushion the impact of losing that amenity.

7/22/2021 06:27 PM

100 year flood mitigation planning in 2021 ignores climate science and the agreement that future wildfires, floods and other extreme weather events will be more frequent and severe. As we saw in Larimer County on the Poudre in July 2021 and are seeing in Glenwood Canyon and elsewhere, today's wildfires can increase runoff, reduce retention and raise challenges downstream for both volume and type of flows, etc. The City is ignoring its climate action plans and resiliency policies on this project. The 2013 floods "damage losses" were approximately 60% in the 500YR floodplain? So how does 100YR mitigation make sense, when future floods are likely to be greater in frequency and volumes. Something like 1800 residents, 800 dwelling units and 450 other buildings are in 500YR floodplain downstream, unprotected by this project. If CU develops a North Campus at the reserve, 500YR will cost \$47M, only \$6 million or 16% more than 100YR. Even if the City opts for 100YR today, developing on land that would be needed for 500YR in the future makes no sense. Earthfill to develop in the 500YR floodplain (as a result of the current flood design) makes no sense. The reserve is high and dry -- that makes sense to develop. Please heed the advice of experts from Gilbert White to Liz Payton and keep our future options over. The Flood Control Zone should include land that could be needed for 500YR mitigation, today or in the future. Playing fields would be great amenities for a North Campus, allowing some public use and building green spaces into that campus.

7/23/2021 06:30 AM

The piece for the public is vague and not enforceable. Why isn't cu committing to a measly running track and dog park? And why can't we do better than that?

7/23/2021 08:21 AM

The city should provide a similar area for the off-leash dog walkers that will be displaced, and that's not going to be a dog a park. We need a 2ish mile loop with access to water. CU South was a hugely popular and successful off-leash area. When considering the large number of dog walkers that enjoyed that area, there were very few problems. There needs to be a plan for the off-leash community, as this area is a huge loss, and the demand has been demonstrated.

7/23/2021 09:18 AM

I'm confused about the difference between the 80 acres and the 60 acres discussed above. Some clarification would be helpful. To what extent will the general public have access to the 60 acres for walking, etc.

7/23/2021 03:11 PM

Consider a dog park.. in other words.. you might get one you might not! This property is used by many local folks and you are not listening to what they want

7/27/2021 01:14 PM

I would like to see detailed plans for (1) connecting the CU property to the US 36 bikeway, (2) replacement of trail lost on the berm with flood work, and, (3) detailed plans for connecting the south side of the CU property to the South Boulder Creek trail.

7/29/2021 12:53 PM

Insufficient protection - should be 500 yr plan

8/01/2021 09:44 PM

focus on walkability and density near open space rather than drivability.

8/03/2021 10:57 AM

flood control is very important for the entire Boulder Community. Runoff controls for the land being built on must also be included in the calculations of the impact of the flood control, i.e. no double counting.

8/03/2021 11:57 AM

The running track and other outdoor recreational facilities need to be available for a wide range of hours if not 24 hours.

8/03/2021 06:24 PM

Who needs a dog park, when CU South offers a much better and more beautiful option? And 3,000 seats? That's a pretty big venue - have you looked at traffic and how it impacts neighborhoods when set up in short bursts? Chautauqua traffic has nothing on this. Are we paying for buses? How about neighborhood parking protection? What about the table Mesa off ramp, which is already a mess. Good luck using Moorhead ever again

8/03/2021 07:40 PM

Any development of this land will reduce flood mitigation for existing neighborhoods. This seems like a cash grab disguised as flood mitigation

8/05/2021 06:25 PM

CU is not dedicating 80 acres Please stop categorizing that CU is giving this land to the city . The City of Bulder will be paying dearly for those lands by ! Buying them . 2. Being forced into an annexation agreement by CU's greed and taking advantage of the citizens of Boulder need for flood mitigation Why is CU paying anything to amend the soil? Any athletic field will destroy the open space and wet lands. What is going to happen to the 3 ponds out there? What is going to happen to the turtles that live in those ponds?

8/06/2021 09:44 AM

Please accelerate the completion of flood mitigation measures!

8/06/2021 03:58 PM

Why a dog park? What does that have to do with the University??

8/07/2021 09:38 AM

- The sound and light pollution from a "fixed-seating sports venue" or other recreational facilities is NOT a compatible use adjacent to a State Natural Area inhabited by Federally Threatened Species, State species of concern, and globally imperiled plant communities. To preserve this biodiversity, CU Boulder Recreational Facilities in the Flood Control Zone must "not unduly impact adjacent open space and the State Natural Area." and must be "limited to daytime use" as Planning Board recommended.

8/08/2021 08:55 AM

Create a lake to store flood waters.

8/08/2021 02:46 PM

I support this.

8/09/2021 07:29 AM

Move faster to prevent another disaster like Sept 2013!

8/09/2021 10:59 AM

Can not wait, we need this now!!!!

8/09/2021 02:57 PM

I don't support any of this. This is idiotic. The site consists of natural wetlands and space to accumulate flood waters. Filling it and building dog parks and running tracks, of which there are already plenty of in the City, is ridiculous. We would never be able to get back the precious habitat and endangered species. Flood mitigation can proceed without building a bunch of crap on the land!

8/10/2021 03:21 PM

This is not adapting to climate change - this is too little, and at a major cost to city character. So incredibly short sighted. Land swap would be much better, because the flood mitigation could be done right, and without ruining neighborhoods.

8/12/2021 05:11 PM

More space is needed for flood protection and open space and groundwater flows. It is very likely the City will determine that the 100 year protection is inadequate in the future (as experts have warned for years). More space should be reserved just in case.

8/12/2021 06:19 PM

This is a good plan, lets get it done.

8/13/2021 06:55 AM

Public access can be maximally beneficial by creating fully protected and physically separated multiuse cycling paths in and out of the area. This space is already a favorite bike/pedestrian path connecting the 36 Bikeway with CO93 on the east side of the property, so public community can also be built up on the east side with dedicated protected bike infrastructure.

8/13/2021 03:42 PM

Thank you for reducing the fill cost. Completing the flood mitigation project is of utmost importance to me. I'm excited about the potential for a new running track and dog park.

8/13/2021 04:48 PM

This development and plan will protect my home from catastrophic damage. Thank you for caring for the citizens of South Boulder.

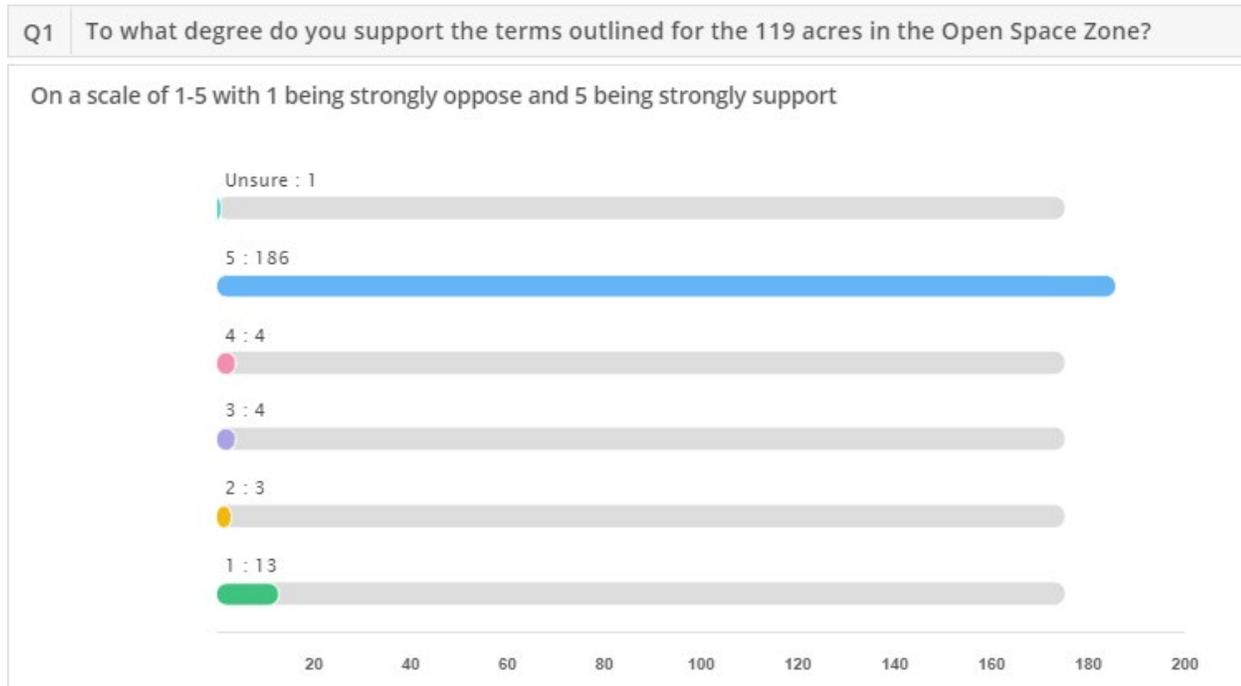
8/13/2021 04:48 PM

Without this development, our home is in danger of flooding and other dangers.

8/13/2021 05:54 PM

Please keep in mind the amount of sealed ground done by CU to allow for driving, facilities and parking will definitely increase the flood difficulties, while the civil engineering done on this may show adequate drainage and water absorption, it seems like there is usually too little too late ...may there not be another heavy flood like 2013 or even greater...

D. Open Space Zone



Questionnaire Narrative:

The Open Space Zone consists of 119 acres of land on CU Boulder South that is designated Open Space – Other (OS-O) in the Boulder Valley Comprehensive Plan. Key terms relating to the Open Space Zone include:

- **Land for Open Space** - CU Boulder will dedicate a portion (currently estimated at 44 acres) of the Open Space Zone as part of its 80-acre dedication noted in the previous question. The city will purchase the remaining 75 acres of land in the Open Space Zone.
Water Rights – In order to restore and manage 119 acres of the Open Space Zone, the university will convey 30.2 shares of Dry Creek Ditch #2 to the city in exchange for relief from irrigation-related Plant Investment Fees and for the city supplying credits for 140 acre-feet of irrigation water annually to the university, except during a drought emergency.
- **Protection of valuable wetlands and natural habitat** – The university will comply with city wetland regulations and no habitable space, including offices and residential uses, will be constructed in the 500-year floodplain.
- **Mitigation Area** - The city will design and construct a comprehensive environmental mitigation plan within the Open Space Zone to offset impacts elsewhere from the city’s flood mitigation project and university development.
- **Noise and Light Pollution** – The university will comply with the city’s noise and outdoor lighting standards.
- **Wildlife Habitat Collaboration** - The city and university will collaborate to restore and protect wildlife habitat and incorporate open space values, particularly relating to noise, lighting and other impacts to the adjacent State Natural Area.

- **Landscape Screening** – The university and the City will plant trees and shrubs to screen buildings and built infrastructure in the Development Zone from viewsheds on city open space.
- **Levee Removal** - At its expense, the city plans to remove the existing levee system in this area as part of the flood mitigation project. Removal of the levee system will aid in reconnecting the natural floodplain and promoting environmental connectivity. Some portion of the removed levee may be used for fill material in the Flood Control Zone.

Do you have suggestions for improvement?

7/18/2021 06:01 PM

The needs of orchids, mice, other wildlife, and wetlands are being well protected.

7/20/2021 04:05 PM

Consider additional light/noise protection for the outdoor stadium. I think that would make sense considering the proximity to open space.

7/22/2021 06:32 PM

City Open Space Master Plans and Greenways visions dating to the 1970s have always targeted at least 220 acres of Open Space ideally the entire property. This falls far short. Use of OSMP lands are exploding system-wide, causing more crowding, user conflicts and resource impacts. This is one of the most-used properties in Boulder County. Developing half of the 308 acres will displace existing use of "CU South" to other trails, impacted the visitor experience and resources. Habitat connectivity and the ability to shift ecosystems or habitat for individual species will largely be lost. Wetlands, springs and other sensitive areas will be developed/lost or compromised. Protecting and restoring the grasslands in the southeast of the site is better than nothing, but doesn't go far enough. This is some of the most valuable unprotected habitat in Boulder County or the entire Front Range. We can protect it by directing CU somewhere not in a floodplain that is already slated for development: the Reserve.

7/23/2021 09:20 AM

It would be good to clarify whether there will be trails for walking in the open space zone. Also will access to the open space be available at both the north and south ends of the open space zone?

7/27/2021 08:35 PM

Keep as de facto Open Space. Do not allow ANY CU rec fields in the Open Space area. Restrict any nighttime sports events. Establish real Dark Sky lighting standards.

7/29/2021 12:56 PM

Cu should donate More acres for open space

7/30/2021 05:17 PM

Disposal of OSMP land, especially valuable grassland and wetlands, conflicts with the Open Space Charter which was developed specifically for this type of proposed development on OSMP lands. Past agreements of this type, although they sound good, are rarely followed through after a few years and wildlife always suffer the consequences.

7/30/2021 05:07 PM

These terms all sound good, but I have lived here for over 30 years and seen terms like this forgotten after a few years. All the residential development will inevitably adversely impact the natural resources that the Open Space zone is intended to protect. I attended some of the early meetings regarding this property and it was obvious that OSMP was never really a full partner in the flood mitigation discussions. So the improvement would be to only allow day use recreational development in the development zone.

8/01/2021 02:30 PM

Add single-track trails for hiking and mtn bicycling. Connect to existing trail on the east.

8/03/2021 10:59 AM

Removal of existing levee is important, it contributed to the flooding downstream.

8/03/2021 11:58 AM

No. I think this is well thought out.

8/03/2021 06:26 PM

Gee - a pittance of the acreage can remain for endangered species! They will be so happy! The beauty and serenity of a CU campus will certainly make up for this. So glad we get to pay for this development!\$\$\$

8/03/2021 07:42 PM

This is supposed to be open space. There is little of that in the front range. What is the need to develop land that was set aside for animals and drainage and Carbon reduction?

8/05/2021 07:19 AM

CU cannot control current noise levels. The city is already over populated. Too many students already. CU cannot "screen:hide" a development this large. And that area of South Boulder cannot withstand this development. It will ruin the quality of life for all of us. Too much traffic, noise and overuse

8/05/2021 06:32 PM

This section is so bad I jsut want to crawl under a rock and give up. I get so tired of fighting the city over and over and over again. OSMP has nt oked this plan. The water rights needs to be reviewed by independent outside surce as City can not be trusted to keep citizens interest primary. City is too invested in this plan going forward and will give CU anything to let this go through. Trading ditch water that may nt even exist in future years is ridicuous. What is the cost of the ditch water shares now compared to the cost in perpetuity to give CU water and not charge them for plant investment fees!! I just cant comment anymore SO many problems. NOTHING is solid CU will come up with a plan City will come up with a plan... Ok we wil OK a plan that doesnt exist

8/06/2021 09:47 AM

Please emphasize the importance of contiguous habitat restoration rather than creating disconnected "pockets"...

8/07/2021 10:00 AM

The "Noise and Light Pollution"" section stating that "The university will comply with the city's noise and outdoor lighting standards." is NOT adequate. For sport venues, the City's standards allow lighting about 8X greater than allowed by the City for gas stations and car dealerships -- and would allow amplified sound next door to the State Natural Area. Allowing such sound and light levels is neither acceptable nor compatible with the neighboring land (which taxpayers have bought for Millions of dollars -- to preserve it); CU will harmfully impact the State Natural area's high quality habitat and the Open Space visitors' experience if amplified sound and lighting appropriate for a sports venue are allowed. As Planning Board recommended, Parks & Recreational Uses by CU and the City must "not unduly impact adjacent open space and the State Natural Area" and must be "limited to daytime use". In BOTH the Development Zone and the Flood Control Zone, the same outdoor lighting standards and noise limits must apply and must "not unduly impact the Open Space or the State Natural Area" as recommended by the Planning Board. Why should THE CITY "plant trees and shrubs to screen buildings and built infrastructure in the Development Zone"? Such plantings on CU land to screen CU structures and protect the existing views from Hwy 36 and the So. Boulder Creek Trail must clearly be the responsibility of CU.

8/08/2021 08:55 AM

All of it should be open space.

8/08/2021 02:47 PM

This will work

8/09/2021 02:58 PM

Please just leave it all alone! Utilize the natural flood plain for flood mitigation. Stop being so F'n greedy CU!! You already have enough campuses

8/12/2021 05:13 PM

CU's "generous offer" of open space turns out to be bull crap. First Boulder gets to buy the land. Second, the land is not really developable, because it is in the floodplain! Why are we paying anything for land that CU cannot develop. What kind of phoney generosity is this from CU? The way the city promoted this false narrative was sickening and felt propagandistic.

8/12/2021 06:21 PM

Having remembered the gravel pit operation, I have a hard time seeing this area as a protected wetlands. Lets get the flood mitigation done and the wildlife will come back as it did before.

8/13/2021 06:59 AM

Car infrastructure is incompatible with any future climate and environmental goals. Most of the goals proposed in this section can be met by restricting or eliminating the parking proposal and related motorist infrastructure and replacing it with dedicated protected bike and multiuse infrastructure. This along with rapid and frequent bus lines will enable students to get around sustainability without creating damage to nearby areas.

8/13/2021 03:45 PM

The terms outlined for the 119 acres in the Open Space Zone have my wholehearted support and I especially look forward to seeing wetlands habitat in the currently degraded area restored.

8/13/2021 04:51 PM

Thank you for working to protect our homes, children, families, wetlands, and delicate ecosystem. This is a great plan to make the best out of what we have.

8/13/2021 04:51 PM

Thank you for considering the reuse of materials and reconnecting the natural floodplain.

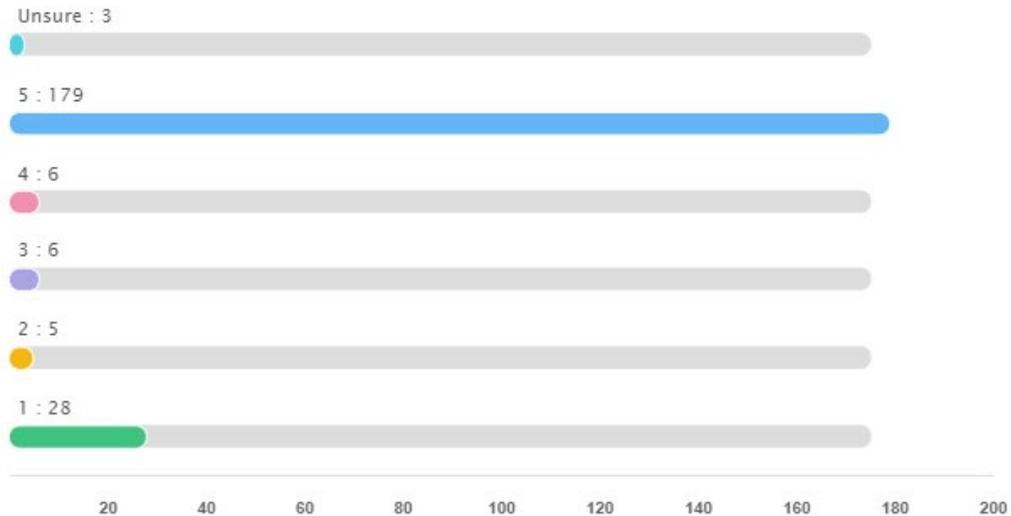
8/13/2021 08:42 PM

Evaluate in a current review the need for this development.

E. Transportation and Mobility

Q1 To what degree do you support the terms outlined for Transportation and Mobility?

On a scale of 1-5 with 1 being strongly oppose and 5 being strongly support



Questionnaire Narrative:

The intent of the proposed annexation terms is to ensure that the needs generated by future development on CU Boulder South do not unduly impact the transportation networks that serve the community, including the CU-South property. Key terms relating to transportation include:

- **Primary access** will be taken from the existing South Loop Drive, with a new access established to State Highway 93. The university will be responsible for obtaining all necessary permits, design and right-of-way acquisition necessary to establish access to the property.
 - Secondary access will be taken from Tantra Drive, though it will be controlled (e.g., gated) and accessible only to emergency vehicles and transit. Electric busses will be prioritized along Tantra Drive.
- **A trip cap program** will establish a maximum number of daily automobile trips to and from the property. The total trip count was derived from a traffic impact study submitted by the university and limits trips to 5,550 daily trips for South Loop Drive and 750 daily trips for State Highway 93.
- **Trip cap monitoring and enforcement** mechanisms for annual monitoring and reporting, special event allowances, requirements for non-compliance and trip reduction strategies.
- A **maximum parking ratio** will be applied to residential and non-residential improvements, as will the city's bicycle parking standards. Assuming development of 1,100 residential units and 750,000 square feet of non-residential space, there will be approximately 2,350 parking spaces on the property. The parking ratios are (a) one space for each attached dwelling unit and (b) one space for each 600 square foot of non-residential floor area. Development limitation such as a 2:1 ratio of residential to non-residential space (discussed in Development Zone question) and the trip cap will govern ultimate levels of development and, by extension, the maximum number of parking spaces on the site.

- **Transportation Demand Management (TDM)** strategies are identified and employed (e.g. shared micro mobility program memberships, a carpool and vanpool subsidy program and parking management.)
- A **multi-modal mobility hub** will be constructed by the university with minimum requirements for the hub that are based on the city’s Transportation Master Plan. Multi-modal mobility features are intended to provide seamless transitions between different modes of transportation.
- **Site Access Improvements** will be constructed by the university. Improvements under discussion include:
 - o a 12-foot wide multi-use path along the western boundary
 - o South Loop Drive will be constructed as a “complete street” with a detached multi-use path and buffered bicycle lane.
 - o The reconstruction of the existing Table Mesa Drive / South Loop Drive / US-36 off-ramp intersection.
 - o A new access to State Highway 93
- **Off-site improvements** will be constructed by the university in collaboration with City projects. Improvements under discussion include:
 - o A cost-sharing arrangement for a new multi-use path underpass under Table Mesa Drive connecting the RTD Park-n-Ride lot to Thunderbird Drive.
 - o Other improvements identified in the university’s traffic impact analysis.

[Do you have suggestions for improvement?](#)

7/14/2021 04:38 PM

The above is dealing with transportation and mobility - nt the 119 acres of open space????? [*note: typo in this question was corrected promptly*]

7/16/2021 02:58 PM

DO NOT ANNEX THE PROPERTY. DO NOT ALLOW CU TO DEVELOP THIS PROPERTY. AT THE VERY LEAST DO NOT FINANCE THIS ADVENTURE BY ANNEXING AND THEN PROVIDING INFRASTRUCTURE WHICH JUST FACILITATES CU'S EXPANSION INTO THIS INAPPROPRIATE RESIDENTIAL AREA

7/17/2021 07:37 AM

Traffic is already too heavy in South Boulder. I don't believe, for one second, development of the site will do anything other than add to the congestion. And then those of us who live in South Boulder will have to live with it. South Boulder cannot sustain more university, more housing and more traffic on the roads.

7/18/2021 09:11 AM

This still seems like a lot of parking for mainly student housing. Building less parking is always good. Focusing all of the design around sharing on one ever really needs to drive here would be ideal. Also, the buffered bike lane on South Loop Drive sounds be an actual protected bone lane. Paint does not save lives.

7/18/2021 06:02 PM

I like the cap. The underpass between Table Mesa and Thunderbird looks like a good idea.

7/19/2021 06:23 PM

Automobile access should not be encouraged as the primary access. Buses, trolleys, etc should be significantly expanded.

7/20/2021 04:08 PM

Very happy with most of the solutions. Anything that can be done to alleviate concerns about the Highway 93 access would be good. If a light isn't supported, we need to make sure that bike/ped traffic along the frontage and traffic entering/exiting occur in a safe and low-stress way.

7/22/2021 11:38 AM

As a resident of Marshall Road I am vehemently opposed to CU's use of our road for access to their south campus. 750 car trips per day (is that 750 in and 750 out? = 1500 trips) would have serious negative impact on the neighborhood. Members of the Table Mesa Village Mobile Home Park would have substantially impaired access into and out of our homes. Traffic noise from construction equipment and 750 cars (which could mean 1500 in and out trips) would ruin the peaceful existence of this entire neighborhood - the length of Marshall Road, Cherryvale Road, and the road from Marshall/Eldorado to Superior. This road has extensive usage by joggers and bicyclists. This road is the access to open space. Boulder County and City residents would be deprived of access to the current recreational usage of Marshall, Cherryvale and the adjoining roads, as well as access to the open space. Traffic turning east from Colorado 93 onto Marshall would negatively affect commuters into Boulder from Coal Creek, Goldman, and other areas. Please DON'T ALLOW THIS ! The mobile home park is one of the few remaining affordable housing options in this area. We have formed a cooperative and are working with Thistle/ROC to purchase our park from the current owner. This will not be a desirable place to live if CU has access to their property via the only access we have to our homes.

7/22/2021 06:38 PM

Traffic study assumed 500K versus actual 750K sf of non-residential. It was difficult or impossible for reader to know what number of trips would be for ingress versus egress. VMTs were not calculated. I've lived in South Boulder for 20 years and Martin Acres for 5. Assuming only 3% of trips would use Moorhead is unrealistic. 10% at least, 20-30% possibly. Everybody knows to avoid 36, Table Mesa and Broadway around AM and PM rush hours. That means using Moorhead. The traffic consultant lived in Martin Acres 40 years ago? In 2021, his assumption is off base. On balance, post-annexation, it appears likely that in-commuting will increase. A site with more flexibility for CU housing makes more sense. CU is growing, and pretending this proposal will meet needs beyond a decade or two is unrealistic, kicking the can down the road. We would lose our open space only to find ourselves looking for more land in a short time. If a parking garage at "CU South" makes sense under a land exchange and North Campus scenario, that could be discussed. The other development does not.

7/22/2021 10:12 PM

Sure, if your strategy is to include that many trips per day I would like to know what traffic study you did pre-covid that gave you any possible idea that increased traffic to that area on the north side was possible?? Your structure needs to support your strategy so I assume you plan to take rows of houses out on each side to add a lane each way on table Mesa and provide specific left turn lanes for every single street in that stretch from Broadway to US 36.

7/23/2021 06:27 AM

Hwy 36 cannot handle current traffic levels. Traffic into downtown Boulder is already awful.both conditions take their toll on human time and stress. Both conditions are creating pollution due to cars idling in stop and go traffic. Adding more than 5000 trips daily to this is ridiculous and irresponsible. Rather than keep expanding, Cu Boulder should work on improving its education ranking. It accepts 78% of people who apply and provides a second tier education. It could do better fixing what is keeping it ranking low. More students is definitely not the answer. Cu could not even manage the students it has during Covid and it wants to add thousands more? Crazy and our roads cannot absorb more growth.

7/23/2021 09:24 AM

I am concerned about the impact of the new intersection on traffic on South Boulder road, which is already heavily traveled. What will this intersection look like? Also, will there be a new traffic light on State Highway 93 to handle the new access?

7/23/2021 03:13 PM

Once again more clarity with the traffic issues/concerns. This will mostly likely be an issue for Martin Acres and we have heard nothing about how you will address this

7/25/2021 08:51 PM

We were promised there was NOT going to be direct access to 93, and now there is. It's like the polling and "assurances" by the city for nearby residents didn't matter at all.

7/27/2021 08:06 AM

Change so that electric buses are "required." It's a very long commute from the main and east campus to the south campus. And everyone on the south campus will be commuting! We MUST require electric buses with reduced sound and pollution to mitigate all the new development.

7/27/2021 06:45 PM

Traffic on table mesa is a nightmare. A project of this magnitude adding 7000 trips a day will make that stretch of road an absolute nightmare. Don't see how the plan outlined will really address that. And how many years will it take? those of us living at the neighborhood do not look forward to years and years of construction every time we try to drive out of our neighborhood -there's really no other way out there. Plz consider us as much as CU's desire to expand its empire.

7/27/2021 08:39 PM

NO access from Highway 93 (as originally planned). No use of Tantra Dr for buses. Provide detail of location for multi-modal hub and size for review before plan approved. Do not use trips as guide for development. or reduce the numbers If used, much shorter time line to stop further construction until compliance. Disclose plans for walking paths

7/29/2021 12:58 PM

Too much unspecified - vague - not commitments on part of CU

7/30/2021 11:38 AM

Please remove the CO-93 road, revert it to emergency egress only. This site is entirely focused on interacting with the city thru the north. Inclusion of this access point will invite massive conflict with pedestrians and cyclists on marshall road. Stop making it easier for cars to get around.

7/30/2021 05:18 PM

Again, the development at this location should be for recreational use and only for day use. The whole "transportation plan" only highlights the over the top nature of this amount of development in this location.

7/30/2021 05:09 PM

This "transportation plan" only illustrates that the scale of the planned development is way too much for this property. Development needs to be limited to recreational, day use only facilities.

8/01/2021 02:39 PM

Hwy 93 entrance/exist seems unsafe and bound to cause more traffic congestion there. As an exit it should have no-left-turn rule for westbound travel (i.e. no turn to the south). As an entrance it no right turn from southbound 93 into CU. OR, there should be a stoplight. Also, CU should construct an underpass for the 93 access road to pass over the existing bike/ped path. There should be a bike-ped underpass under Table Mesa drive so people can get to Moorhead Ave and not have to cross that super-busy road on foot or bike. Trip cap is too high. How can it really be enforced? Maximum parking should be lower. Make people bike, walk, use transit. Transportation is America's number one contribution to global warming. CU and Boulder must change their transportation patterns to do their/our part in solving the global warming problem. In general, transportation is the main weakness I see in the agreement. We need CU South to be much more progressive on changing transportation patterns.

8/01/2021 09:47 PM

increase public transport and encourage human scale development by making narrow streets with no more than one lane of traffic and one lane of parking (not each way, overall). allow all buildings to be at least 3 stories by right, and encourage mixed uses on the ground floor to enable more complete neighborhoods. the neighborhood nearly should be rezoned (and have it's land use changed accordingly) to allow it to become denser as well.

8/03/2021 11:02 AM

I would include a 50/50 cost share to improve biking access from RTD Park-n-Ride to East Boulder CU Campus (Connect the Foothills bike path along Thunderbird Lane to Thunderbird Ct) and along Apache to connect up to Williams Village, hwy 36 path.

8/03/2021 12:04 PM

This is inadequate since the number of trips will be much higher than expected. Fences & gates need to be constructed to prevent this. The RT 93 connection will be a disaster & will need a traffic light control, inconveniencing everyone. Perhaps a right-turn-only restriction? What is really needed is alternative conveyance to the main campus like an elevated tram. I think electric buses will be unsatisfactory.

8/03/2021 06:30 PM

I get it - CU South is at the convergence of 36, 157, Table Mesa Blvd and (almost) 93. How convenient for them. Have you thought about the realistic ramifications? Your traffic survey was premised upon a much smaller commercial square footage and a deeply flawed traffic study. It is so very clear that this is a traffic nightmare waiting to happen, especially during events. Boulder will invariably be stuck building a new off ramp and lanes. You paint such a rosy picture - it's clear that SOMEBODY has motivation for this to pass, but the benefits are truly all for CU.

8/04/2021 02:31 PM

The teeny tiny parking spots that the city current puts in (like at Spark) are not very accessible to the gigantic modern cars most people drive. This makes parking very difficult and completely unusable at times (cars taking up more than one spot, getting kids out of the car becomes impossible, drivers have a hard time parking within the lines). Can we at least increase the parking spots with a buffer between spots? I know we're encouraging other types of transportation - but if we're relying on the chronically underfunded RTD or B-cycle that has removed docks from North Boulder - we're basically just asking everyone to drive themselves in. CHARGE for parking, but make those spots just 12 inches bigger (6 inches on each side), please!!!

8/05/2021 07:21 AM

Please complete an accurate traffic assessment for the development square footage. The one currently in use is deeply flawed. Look at what really happens. People drive cars. PERIOD. just because you don't want them to and add buses doesn't mean they won't have cars. Look at reality not what you hope will happen

8/05/2021 09:14 AM

Do not make 93 the primary entrance.

8/05/2021 06:39 PM

Again so many problems! CU will probably nt get rights onto HW 93... Tantra drive is emergency access only.. how except for electric buses.....ok Trip cap.... 5500 plus now 750 onto hw 93!! Special event allowances- how often- how many- what is cap ont hose days??? Annual monitoring- how about monthly monitoring cap How about a gate that comes down and doesn't allow cars to go or come if cap is reached every day.... How is cars turning onto Table Mesa anf then onto HW 36 or even Moorhead ever going to work? Those turn lanes are made for less 5 cars!! Traffic and cost for changes is a mess and NO ONE has confidence that City or CU cares about that impact the traffic will have on south Boulder residents

8/06/2021 09:50 AM

I think providing a concept for the 93 access point would be important. Some opponents of this access are spreading falsehoods that this is infeasible...

8/06/2021 04:01 PM

This plan needs to be fluid - it must be amenable to future revisions as transportation needs and technologies evolve.

8/07/2021 10:29 AM

"The intent of the proposed annexation terms is to ensure that the needs generated by future development on CU Boulder South do not unduly impact the transportation networks that serve the community, including the CU Boulder South property." So, CU should NOT be allowed to add vehicle traffic to the surrounding streets during peak traffic hours. Existing

intersections around the CU-South property (e.g., Table Mesa and Broadway; Hwy 36 and Table Mesa) are already at capacity during peak hours. In addition to "daily trip" limits, NO INCREASE in peak hour traffic from the CU-South property can be allowed to impact these existing intersections. The impact of an additional 400+ vehicles (from the proposed extra 250,000 sq ft of non-residential buildings) cannot be accommodated on the surrounding transportation/roadways during peak traffic hours. Primary access cannot be allowed at Hwy 93. Hwy 93 is already a heavily used route and adding traffic at this location is NOT safe. Hwy 93 should be an emergency access only, as originally proposed.

8/08/2021 08:56 AM

There are already too many cars in boulder.

8/08/2021 02:48 PM

Necesssary.

8/09/2021 03:00 PM

Don't build at all! It is insane to consider any of this. South Boulder is already congested enough. Having an entry point on Hwy 93 would be super-dangerous, especially in the winter. Doesn't CU already have enough campuses!?

8/10/2021 03:24 PM

The transportation plan assumes ridiculously low numbers for new trips through the only affordable residential neighborhoods left in Boulder. This will drive up traffic in Martin Acres, for example. it's only a matter of time before a kid gets hit walking to school - which they still do there - for this. A land swap would force mass transit to be a viable option.

8/12/2021 05:16 PM

CU offers us a bus stop and self monitoring. CU insists on a DANGEROUS intersection on Highway 93. CU insists on transit by buses through the Tantra neighborhood - an economic justice issue. If this were a wealthy single family neighborhood, imagine the uproar???!! This is being foisted (once again) on lower income residents who are also losing their neighborhood open space. Yes I expect Tantra neighbors are righteously pissed off. How many neighborhood meetings did CU hold to get input on this plan?

8/12/2021 06:22 PM

Seems needlessly complex.

8/12/2021 08:05 PM

I think you should reduce the required parking-per-dwelling to 0.75 or 0.5, but otherwise I think the plan is reasonable. Parking will stimulate additional trips; I would prefer that future development is designed primarily around mass transit and cycling rather than providing support for cars.

8/12/2021 08:24 PM

Close off Morehead to through traffic and invest in the street as a safe multimodal corridor.

8/13/2021 06:42 AM

1. This property has been anticipated to serve primarily as housing, which is sorely needed for the CU community. This creates a unique set of circumstances where the residents are by and large heavily tethered to the university as their transit goal on a daily basis. The emphasis on "maximum parking" in this light makes no sense. Why build out so much parking for residents for whom the goal each day is a fully predictable short jaunt down the road? I would counter that this setting is instead an ideal place to minimize parking and instead dedicate heavier transit options including frequent bus lines, and a dedicated, fully protected buffered bike lane ***the entire route*** to CU main campus. 2. A source of denser housing that this plan proposes is desperately needed to help meet the needs of our climate-changed future. Denser walkable cities less dependent on cars and car infrastructure are essential. CU South presents an opportunity to create these options IF safe non-motorist infrastructure is in place to permit this. Pedestrians and cyclists want to skip car trips but will only do so if they can do that safely. Paint is not any protection and as the bodies of dead cyclists continue to mount in Boulder in defiance of Vision Zero, simply painting a line of busy roadways is no longer a viable strategy. This plan must commit to a fully physically separated and protected bike and multiuse corridor to the cu campus. 3. The "trip cap" seems engineered to make everyone upset

because it doesn't provide any strategy. It's an outcome pretending to be a plan. Homeowners in Boulder primarily care about two things: increasing their property values and decreasing traffic. I get the impulse to get mad at the future traffic between this residential area and CUs campus, but saying "too many cars; over the cap" just feels like a half-baked idea doomed to noncompliance. No individual resident has any incentive not to travel back and forth, and it seems unfair that people who work in the morning will get priority (trip count-o-meter low) over people who work later (5000+ trips now completed). Rather than having no plan to actually address this other than arbitrary limits and scolding, city should create the alternative infrastructure (protected multiuse paths, frequent and rapid bus lines) that make car use a less desirable strategy to begin with. 4. This is an odd fit here but mixed use zoning here would also go a long way in reducing traffic impacts. Providing grocery, restaurants, and basic amenities on location removes those trips from traffic outflow.

8/13/2021 09:55 AM

I support all of this EXCEPT, the 93 access. The entirety of this campus is oriented to connected with the city to the north. 93 should permanently remain emergency egress only. And in remaining emergency egress only should use marshall road and not develop a new intersection with 93 itself.

8/13/2021 12:25 PM

Recalculate auto trips- it's way under realistic projections. Huge traffic increase with stress on infrastructures and citizens of Boulder pay for this while CU benefits?

8/13/2021 03:53 PM

Along with the proposed multi-use path under Thunderbird, will there be a way to walk/ride across CU South to get to Table Mesa Shopping Center that avoids the dangerous crossing currently along Table Mesa Drive?

8/13/2021 04:54 PM

So happy to see how holistic this is. One of my favorite parts: A cost-sharing arrangement for a new multi-use path underpass under Table Mesa Drive connecting the RTD Park-n-Ride lot to Thunderbird Drive. This greatly impacts pedestrian safety. My only concern is that there might be people who choose this as an area to sleep, leave trash, etc.

8/13/2021 04:56 PM

Please consider connecting the underground multiuse pathway to bike paths so students ages 5-18 don't need to cross main intersections to access schools like Horizons, Manhattan, Fairview, etc. Additionally, these underpasses have often become dangerous as houseless folks use them for shelter and places to drink/do drugs.

8/13/2021 06:56 PM

no 93 access or only exiting to north and entering from south, no left turns onto or off of 93; also a very high risk area with icy slopes, visibility for pedestrian/bike usage on frontage to the east side of 93; ELectric buses should only run until 10 pm due to the number of multiple housing units on Tantra; Less pavement, more gravel for roads and parking as the water can not be absorbed and then flooding results.

8/13/2021 08:48 PM

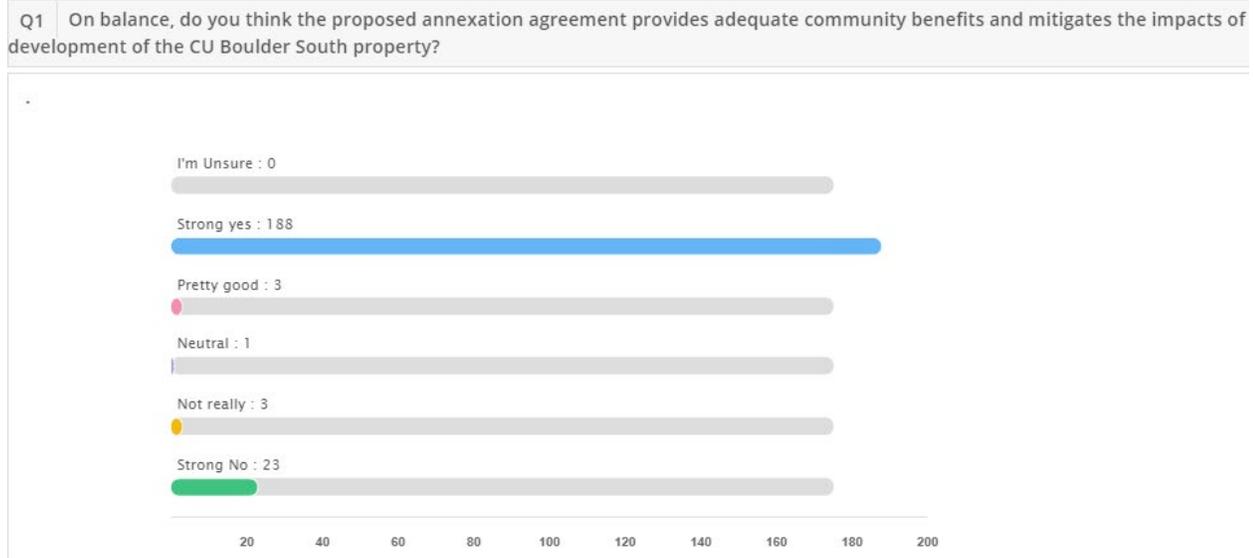
Review need of this development.

8/13/2021 10:31 PM

Let's get a lower trip cap. CU is well-positioned to do a good job with bike, bus, and walking transportation to and from this site.

F. Overall Draft Annexation Agreement

On balance, do you think the proposed annexation agreement adequately provides adequate community benefits and mitigates the impacts of development of the CU Boulder South property?



Recognizing that the agreement has trade-offs and exchanges of value between CU Boulder and the city, are there terms you strongly object to and/or areas for improvement that should be addressed?

7/14/2021 04:44 PM

I oppose CU being given credits for \$\$ that would typically be expected. I am very concerned CU won't follow any agreement signed or not. I object to 3000 seat sports venue. I don't think City of Boulder has any money to develop this site at this point. We have so many other concerns not being addressed in Boulder but all this effort is going toward this. I am really worried about wetlands. I am worried about cost to open space department- they don't have enough money to manage land we all ready have in open space

7/16/2021 02:57 PM

I strongly object to developing the CU Boulder South site. The City of Boulder should not approve annexation of the CU South property without prior knowledge of CU's development plans for this property. Once the property is annexed and services added (at City of Boulder residents' expense), the University can do whatever it wants with the property. This is a bad deal for the City and Residents of the City of Boulder. South Boulder residents will absorb the impacts of increased traffic and crowding as well as the expense of adding roads, water, sewer, fire and police protection to this area. This is an ill conceived idea that is bad for the people of Boulder. DO NOT APPROVE. PLEASE.

7/17/2021 07:43 AM

Building housing on the site should NOT be under consideration. South Boulder cannot sustain the additional traffic that will come along with the additional residents. Boulder, as a community, endured multiple UNACCEPTABLE events, during the pandemic, due to the university's existence in the city. We do NOT need an additional university campus in Boulder. While the university is an integral part of Boulder, Boulder NOT become a backdrop to the university.

7/18/2021 09:12 AM

Overall, it's a good agreement.

7/18/2021 10:54 AM

It's time to move forward on annexation. The experts in the city have made recommendations, followed council direction and been considerate of public views. It's time to move forward.

7/19/2021 04:25 PM

I hold fast to climate science that encourages the protection of wetlands, native habitats and carbon sequestering grasslands, which is also stated in the City of Boulder's Climate Initiative as read: "Following recent guidance from the Intergovernmental Panel on Climate Change, the city will also look to employ innovative carbon drawdown and sequestration efforts. Leveraging living systems such as trees, vegetation and soils to absorb carbon and build resilience, drawdown will play a pivotal role in helping us to narrow the gap between current emissions and achievement of net zero." Therefore, how can we in good conscience approve of the development of hundreds of acres of our wetlands and Tall Grass Prairie, for the addition of playing fields, academic buildings, a running track, dog park, etc? I see zero community benefit to development and full benefit to CU.

7/20/2021 04:10 PM

On balance I am very impressed with the resulting agreement.

7/22/2021 06:42 PM

Wrong site for a new CU Campus. Inadequate flexibility. 100YR flood approach ignores climate change and real-world impacts. CU subsidies appear to be under-stated or under-estimated in new documents. Public needs a rigorous accounting and explanation of changes, support for new numbers, comprehensive numbers.

7/23/2021 08:23 AM

Boulder does not need to annex this area at all - CU is "playing" Boulder for its own benefit. This agreement needs to wait for a vote of the city residents.

7/23/2021 09:26 AM

My primary concerns are the impact on existing traffic on South Boulder road and walking access to the open space zone.

7/25/2021 08:52 PM

Traffic issues have not been properly addressed. NO access to 93.

7/27/2021 08:32 PM

Should preserve entire area as undeveloped except for flood control. Traffic estimates are not reliable. The Highway 93 entrance invites car crash tragedy. Widening the extension of Tantra Rd for buses and fire trucks will damage another part of the wetlands area as well as produce an extra traffic nightmare for people living nearby. The traffic around the intersection of Table Mesa, US 36 and the Foothills Parkway, along with the Table Mesa bus stop, is already very crowded. This will make for a huge traffic problem. Tying the development of the campus to measured trips without any enforcement for over 1 year is weak. The worst aspect of all this is that the overall benefit to the City is very limited and thus the AA conflicts with the Boulder Valley Comp Plan. No serious discussion or offers from CU about limiting future enrollment or accepting City land in North Boulder instead of CU South. Overall, CU's plans are so vague that it is impossible to visualize what they intend to do, other than build a 2999 seat football stadium and a bunch of 4000square foot houses plus some big parking lots. Way to early for any sort of approval from Planning Board or City Council. Please also see my written comments filed with the Planning Board.

7/29/2021 12:59 PM

City absorbing too much long term costs

7/30/2021 05:18 PM

At most, this location should only be a day use recreational area/facility for CU. NO RESIDENTIAL USE OR "EVENT" STRUCTURES.

7/30/2021 05:11 PM

This property should be developed only for recreational day use.

8/01/2021 02:42 PM

Transportation elements are too weak, too conventional. We need much less driving, much more bike/ped/transit. CU is not strong in that regard; often much more oriented toward cars.

8/01/2021 10:03 PM

i dont think the residents of the surrounding neighborhood should have been allowed to kick up such a fuss about land they don't own and have no right too. this project should not be compromised to fit their selfish whiny agenda.

8/03/2021 10:25 AM

I think the agreement balances the needs of the different constituents. Please ensure there are limitations on a potential sale of the property by CU to a private developer. The use of the property should support the needs of CU's faculty and students with housing and the broader Boulder community with flood mitigation, affordable housing, open space, recreational amenities and protected habitat.

8/03/2021 12:09 PM

I would like to see a land swap to keep both academic and housing facilities closer to the main campus, or even the east campus.

8/03/2021 06:33 PM

This is a sucker bet where the CU project is not fully defined, the traffic survey has not been updated, and the commercial square footage was just recently increased radically. Flood mitigation effects are minimal per recent studies, and the citizens get to pay for it. Why the rush?

8/03/2021 07:05 PM

I am happy with all the hard work that went into this agreement.

8/05/2021 07:22 AM

This is a deeply flawed agreement and not the right solution for BOULDER TAXPAYERS, RESIDENTS AND VOTERS

8/05/2021 08:13 AM

City should plan for a 500 year (or more) flood, not just a 100 year flood. It looks as though the hwy 93 access will be a nightmare. Please consider a land trade with CU instead of annexation.

8/05/2021 09:15 AM

The entire project is a net negative for residents. The city is being way too easy on CU in current agreement. Much much stricter requirements must be enforceable if this terrible project proceeds.

8/05/2021 01:50 PM

I oppose the entire project

8/05/2021 06:42 PM

Yes There is only 30 decrease in flood risk with this flood plan. Who would ever spend this much time and energy and money and lose of wet lands and open space for 30% protection!!

8/06/2021 09:53 AM

This is an excellent effort that reflects strong commitments from both parties.

8/06/2021 02:55 PM

In every point it appears that the city capitulates to CU. Yes, the city needs flood mitigation! But from what I can see, this arrangement is riddled with "blank check" allowances, questionable studies, vague and unenforceable provisions....

8/08/2021 08:57 AM

No more housing.

8/09/2021 07:22 AM

No. This agreement is 9 years over due.

8/09/2021 07:35 AM

No. It is absolutely criminal, in my opinion, that flood mitigation has not been done over the last 8 years! The Council should not delay any longer! Get this done!

8/09/2021 07:49 AM

No. Every prolonged rainfall causes me fear that we may again be threatened with flood endangering not just property, but the lives of those of us living in the path. Let's not continue to put this off - needs to be done ASAP.

8/09/2021 07:51 AM

No. After all these years, let's just go ahead with it - now!

8/09/2021 11:03 AM

Would like to see more restrictions regarding light and noise pollution, especially in the evening and night time. Make sure any lights are directed down and do not bleed off to surrounding areas.

8/09/2021 03:03 PM

All of it. A campus should not be built there, period. There are other solutions for flood mitigation and other solutions for building affordable housing for CU employees. CU is being greedy and holding the City hostage. This would not benefit the surrounding community at all-- only increased congestion, pollution, noise, not to mention all of the tax dollars that Boulder residents would waste on this idiotic plan!

8/10/2021 03:19 PM

There is little value to the city beyond short sighted floodplain mitigation (100 year, not good coverage) and a major loss of character - plus millions in costs. We are being taken advantage of. This should simply not go through. Do a landswap for an area that's already hooked up to water, that isn't in a floodplain, and then we can do the flood mitigation right. This is so one sided.

8/12/2021 05:17 PM

An agreement negotiated under duress cannot be a fair agreement. CU should first offer its land for up to 500 year flood mitigation. Then it should submit a site plan and follow the normal annexation process like anyone else. This forced annexation is unacceptable.

8/12/2021 06:25 PM

No. I think CU is being more than generous in its stance on this issue.

8/12/2021 08:22 PM

I think a lot of people have spent a lot of time on this and it's a fair and reasonable compromise.

8/12/2021 09:16 PM

A very good compromise.

8/13/2021 07:01 AM

Parking proposal should be radically reduced or eliminated and replaced with dedicated protected bike and multiuse paths between the site and CUs campus.

8/13/2021 09:55 AM

make the 93/marshall road access emergency egress only. and make that a permanent state. There's nothing I strongly object to in the agreement.

8/13/2021 04:58 PM

Not having read the whole agreement, I just encourage you to take whatever steps you can to ensure CU can't loophole and will be held accountable to the terms of the agreement.

8/13/2021 04:59 PM

Please make sure that CU will be held accountable for the agreements.

8/13/2021 06:55 PM

If the university needs more room for more students, they need to investigate other locations (cities). Online learning will greatly reduce the need for classrooms, dorms and administrators.

8/13/2021 08:57 PM

Prefer open space and flood mitigation. Expansion of CU campus is not creating a real community benefit in my view, it is enhancing CU.

8/13/2021 10:33 PM

No -- I'd like to see fewer cars, but overall this is an exceptionally well-negotiated agreement.

146 responses of "no", "nope", "none"

Conversely, are there terms you support and would not want to see modified?

7/16/2021 02:57 PM

No. The only plan I could support would be one where CU tells the City exactly what it plans to do with the property BEFORE the City agrees to annex the property. That way, the decision would be based on facts and knowledge rather than empty promises from CU.

7/18/2021 10:54 AM

Time to stop modifying. It's a word game that could alter agreed upon direction. Let it be, it's been hashed over enough.

7/19/2021 04:25 PM

Flood mitigation first, City's ability to de-annex, City's first right of purchase

7/20/2021 04:10 PM

I would be very resistant to any substantive changes that could delay this project. There has been a lot of work put in over many years, and now is the time to move forward.

7/22/2021 06:42 PM

The open space cession and purposes. If the current flood mitigation is pursued now, leave our future options open for 500YR. That's Aldo Leopold "Intelligent Tinkering" 101: keep all the parts. Thanks for consideration. Hard work appreciated. North Campus is a win-win for City, CU, North Boulder, climate goals, science, intelligent planning, South Boulder, City and County. I support CU and want a good global outcome.

7/23/2021 09:26 AM

I support the multiple restrictions on development by the university.

7/27/2021 08:32 PM

Please see my written comments filed with the Planning Board.

7/29/2021 08:46 AM

I think it is good as is & should be adopted.

7/30/2021 08:07 AM

Flood mitigation, affordable housing component, university housing, open space/public lands terms

7/30/2021 11:12 AM

I agree with this agreement as it stands. Let's get going!

7/30/2021 05:18 PM

Protecting the associated wetlands and grasslands with strict enforcement measures.

7/31/2021 11:44 AM

please proceed with this carefully crafted agreement

8/01/2021 02:42 PM

The focus on housing is important. This place should be more about housing than classes or research.

8/01/2021 10:03 PM

please don't reduce the housing quantity, density, or building height. that's always what happens and it just makes the project worse in an attempt to satisfy whiny nimbys who will never be satisfied.

8/03/2021 10:25 AM

I support the terms as they're currently stated in the agreement.

8/03/2021 12:09 PM

Support any and all terms that protect the City from any CU vagaries and/or decisions from future University administrations.

8/03/2021 07:05 PM

I am fine with the way it is.

8/05/2021 06:42 PM

You need to start over, get Independent outside review of this whole plan The Citizens no longer support or trust City

8/06/2021 09:53 AM

I don't think , particularly at this level of planning, I see anything that needs changing.

8/08/2021 11:11 AM

I am thrilled to have more, hopefully reasonably priced, housing for faculty, staff and students thereby reducing the amount of in commuting to Boulder. I live near the site and am happy to trade my free access to CU South property for housing, decreased traffic and flood control measures.

8/09/2021 03:03 PM

No! This whole thing should not happen in the first place

8/12/2021 05:05 PM

Health & public safety(Flood mitigation have to be the priority

8/12/2021 06:25 PM

I just want to see this completed. The current form seems very fair and balanced to all parties.

8/13/2021 04:58 PM

I do not want any of the terms to be modified. I am in favor of them all.

8/13/2021 08:57 PM

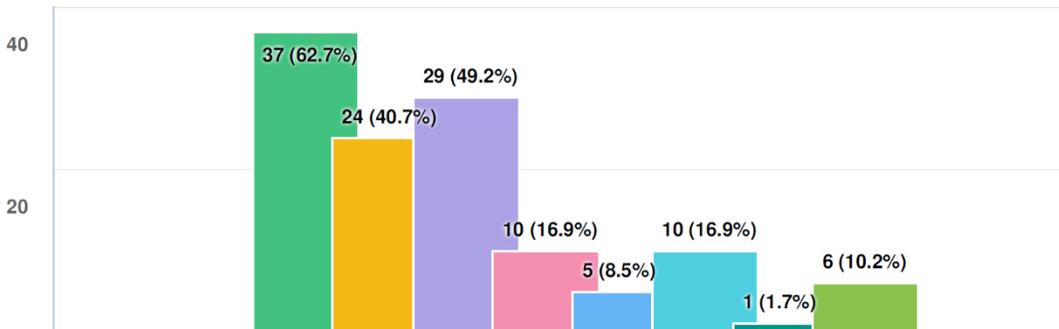
Terms is of list concern. I need to be more knowledgeable on all the developments encroaching the city which is radically changing the view, feel and pollution.

4 responses of "no"

G. Interests and Demographics

Approximately 250 people responded to one or more topic questions however less than 30% of respondents provided information about their interest in the area and other demographics. Of those that did, over 60 percent of respondents indicate they live nearby. About half indicate they visit CU Boulder South for recreation. Thirty-eight percent live in the potentially flood-impacted area east of CU Boulder South.

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

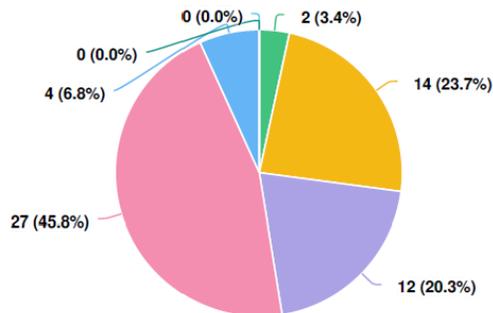


Question options

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

Optional question (59 response(s), 0 skipped)
Question type: Checkbox Question

Q2 What is your age range?

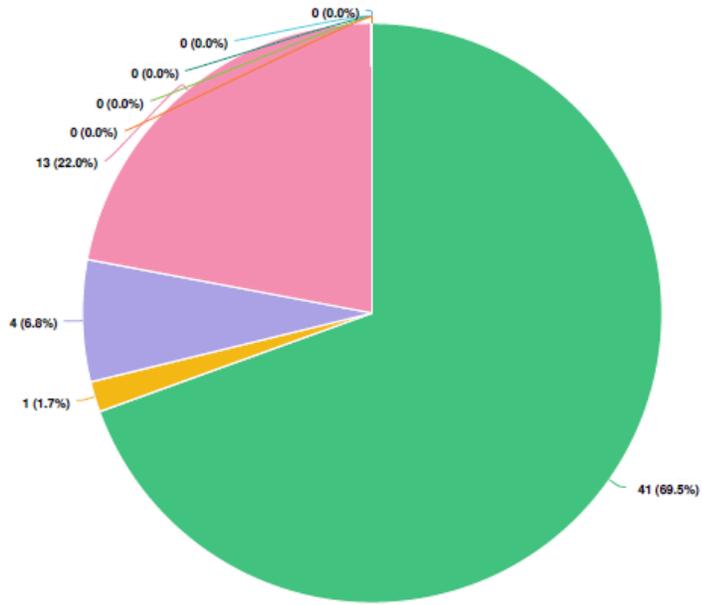


Question options

- 25-35
- 35-54
- 55-64
- 65 and over
- I prefer not to say
- under 18
- 18 - 24

Optional question (59 response(s), 0 skipped)
Question type: Radio Button Question

Q3 Which race or ethnicity do you identify with most?

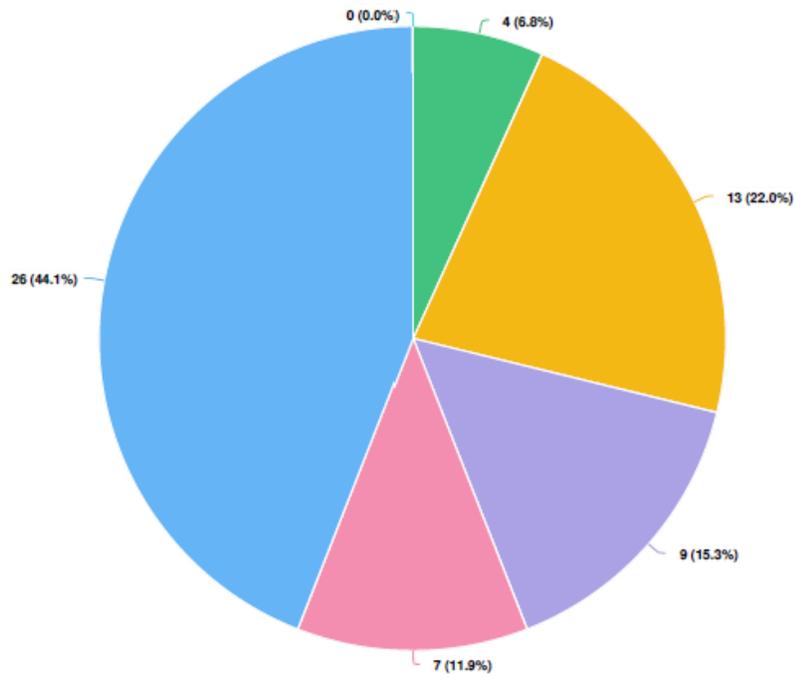


Question options

- White
- Black or African-American
- Two or more races
- I prefer not to say
- Hispanic or Latino/a
- Asian
- American Indian or Alaska Native
- Native Hawaiian or other Pacific Islander
- Other (please specify)

Optional question (59 response(s), 0 skipped)
Question type: Radio Button Question

Q4 | How would you describe your annual household income?

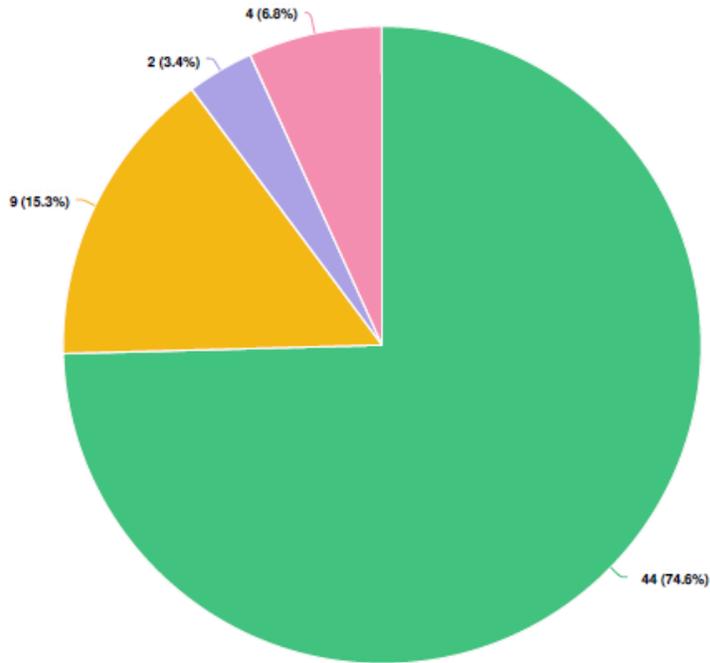


Question options

- \$25,000 to \$49,999 a year
- \$50,000 - \$99,999 a year
- \$100,000 to \$149,000 a year
- \$150,000 a year or more
- I prefer not to say
- Less than \$25,000 a year

Optional question (59 response(s), 0 skipped)
Question type: Radio Button Question

Q5 Do you own or rent your home?



Question options

- Own
- Rent
- Option 3
- Other (please specify)

Optional question (59 response(s), 0 skipped)
Question type: Radio Button Question

H. If you have other feedback or suggestions that were not captured in the questions above, please add them here.

7/14/2021 04:34 PM

I have always dreamed of a weekend farmers market in South Boulder. This would be an ideal location for the new housing as well as the other established South and East Boulder neighborhoods to gather at the market by bike or walking. Could a use like a farmers market be considered at this site?

7/19/2021 04:31 PM

I resent CU's inability to hold Fraiser Meadow residents' well-being more valuable than the power move to have the City of Boulder annex CU South first. This feels like we Boulder residents are being held hostage by CU, as they demand annexation first, despite not submitting a site plan for annexation, and the City's willingness to agree with this.

7/22/2021 10:28 PM

Get this approved and do the flood mitigation, it's taken way too long.

7/23/2021 03:15 PM

PLEASE ADDRESS CONCERNS ABOUT TRAFFIC and SCHOOLS

7/27/2021 08:41 PM

Please see m written comments to Planning Board.

7/29/2021 01:04 PM

City Council should not proceed with voting until after the Nov public general election

7/30/2021 08:09 AM

could the other uses being considered allow for something like a weekend farmers market?

7/31/2021 11:48 AM

I cannot understand the selfish people who do not understand that this is a matter of life and death. Boulder owes this project to its citizens before it is too late.

8/01/2021 10:00 PM

we need to rezone and redo the land use for the entire city to allow at least 3 stories by right everywhere in the city, remove parking minimums and add in parking maximums. remove and reduce (depending on location) set back requirements. allow lot splitting and reduce the minimum lot size (across the entire city) to 3500 sq ft and reduce the maximum house floor are to 2500 within a mile from downtown and to 3500 in the rest of the city. allow lane houses or house subdivisions into multiple units anywhere in the city. allow lot splitting, and allow small scale mixed uses like corner shops anywhere in the city BY RIGHT. remove lanes of car traffic and add in dedicated bus lanes and protected bike lanes. remove parking. we have a serious housing crisis and city wide changes are our best bet to combat them. picking and choosing which neighborhoods will change increases the likelihood of resentment and frankly just isnt fair. rich people in Chautauqua or mapleton hill shouldn't be exempt from the realities of life. neighborhoods that close to jobs, nature, amenities, and transport should be much much higher density to best benefit our city. it's absolutely horrific city design to put low density housing in the center of town and all our newer higher density housing on the outskirts. a urban planning, transport and environmental disaster. and then it's made worse because the city wants to maintain downtown as a jobs center so they don't allow for these other neighborhoods to develop and dense mixed use job centers, only as either dense housing or office parks (the great office park blight on society). that forces everyone living in that dense edge of town housing to commute to the center of town increasing their carbon footprint and traffic. this is slightly unrelated to the project at hand but the point is that we need to be much more ambitious and unafraid of pissing off wealthy entitled homeowners.

8/03/2021 11:08 AM

We need to consider the benefit of this project to the community as a whole. My unrealistic selfish wish would be to just demolish Foothills Parkway and return it to an on grade street, that would be a great mitigation solution for the flooding :-).

8/03/2021 12:15 PM

We have waited too long for this and should move forward quickly. We need to position ourselves (citizens of Boulder) as equal to the University and not roll over to them as we usually do. We need to find an answer to the traffic problem that will be created. The traffic study performed for this effort is totally inadequate. Table Mesa Drive and nearby roads are already overwhelmed.

8/03/2021 07:09 PM

Thank you for all the hard work that has gone into this project. Let's bring it to a closure sooner than later.

8/05/2021 01:52 PM

I shall vote against any City Council member who supports annexation in any form.

8/06/2021 10:00 AM

I used to live on Qualla Drive. We bought our home in 1985 and were badly impacted in the 2013 flood. We felt we had to move in 2018 as we did not see the city's urgency in fixing and fixable situation. We have stayed involved in the annexation process as many of our neighbors/friends still in harm's way do not have the options we did to be able to move away...

8/08/2021 11:16 AM

I truly appreciate all of the time and thought that CU and the City have given to this project. The excessive reactions of some neighbors has been interesting. I feel that you have accommodated well to community input, modifying the proposal in useful ways (set backs, lighting and noise, trip caps, height limits, etc.) Thank you for persevering in order to make our city and university more accessible.

8/08/2021 02:50 PM

We lived through 2013. We need to do this project.

8/09/2021 11:04 AM

Just a big thank you to the staff for the years of hard work on this project. Thank you!!!

8/11/2021 07:27 PM

8/11/21 City Council, city staff and the Daily Camera are ignoring the presence of a valid petition for November 2021 voter input on CU-South, which therefore should put on hold any draft planning until after the voting. There is no democratic process in Boulder's city government. Public engagement is merely a box to check off, as public input is ignored.

8/12/2021 05:10 PM

Flood mitigation has to proceed ASAP

8/12/2021 05:20 PM

There has not been a single in person meeting during this annexation process. This entire political charade has been conducted under cover of zoom. It is a disgraceful moment for Boulder when a process is rushed to try and thwart and citizens initiative. I hope you like your final annexation terms very much, because they will be scrutinized beyond your wildest expectations. A referendum is coming.

8/13/2021 03:06 PM

This has gone on too long, please approve this

8/13/2021 03:50 PM

8 years is long enough! Our lives are at stake!

8/13/2021 04:04 PM

Public art: Colorado law requires 1% of the State's capital construction funds for new or renovated state buildings to pay for works of art. Does this law apply to construction at University of Colorado and can we do better at CU South?

8/13/2021 04:15 PM

It is absolutely critical to pass this and not let another 2013 happen again

8/13/2021 05:01 PM

There is a significant amount of misinformation and resulting misunderstandings out there. Please don't fall prey to the screaming voices of the uninformed. We appreciate your reasoned and thoughtful deliberation during these difficult times. This agreement reflects a significant amount of work and thoughtful development. Please vote for annexation.

8/13/2021 09:13 PM

Refocus the future of Boulder to be a community that shifts from development to a focus on playing a part in slowing collapse, such as climate knowledge with daily resident participation and annual markers to demonstrate our community progress. If open space needs to be reallocated convert it to community farming, etc. and let us be known as a society and community developing a better tomorrow without development.

