



Board of County Commissioners

August 26, 2021

City Council Members
City of Boulder
1777 Broadway
Boulder CO 80302

Sent via e-mail to council@bouldercolorado.gov

Dear Boulder City Councilmembers,

The Board of County Commissioners received official notice of the proposed annexation of the property known as CU South on August 17, 2021. Up to this point county staff have been providing comments and feedback on the project. It is in the spirit of the collaboration called for in the general principles of the CU South portion of the Boulder Valley Comprehensive Plan (BVCP) that we now reach out to you. We appreciate that Planning Board considered county staff's comments and included in their recommendation measures to address some of the concerns raised. However, we do not believe the August 6, 2021 version of the annexation agreement adequately addresses our concerns.

The BVCP clearly includes a prohibition on a bypass connection between Hwy 93 and Foothills Parkway/US 36, and therefore, any access point at Hwy 93 should not have automobile and/or bus connectivity through CU South to Table Mesa Dr. Furthermore, as proposed, the Hwy 93 access would create significant safety issues that have not been addressed and that would be exacerbated by the use of the access for anything other than emergency access.

The primary purpose of the CU South development as understood by the county and called for in the BVCP is residential development which would "help balance jobs and housing in the community". We are supportive of the additional changes made to ensure that affordable housing is addressed as a key component of the annexation. While there is a proposed set aside for permanently affordable housing and the University is committed to providing student and faculty housing, we continue to be concerned there is not enough clarity in ensuring the overall amount or numbers of units, the housing product type mix and affordability to achieve the BVCP goals.

Matt Jones County Commissioner **Claire Levy** County Commissioner **Marta Loachamin** County Commissioner

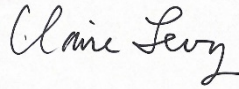
Boulder County Courthouse • 1325 Pearl Street • Boulder, Colorado 80302 • Tel: 303.441.3500 • Fax: 303.441.4525
Mailing Address: P.O. Box 471 • Boulder, CO 80306 • www.BoulderCounty.org • commissioners@bouldercounty.org

We ask the City Council, in considering the annexation agreement, to fully address the issues raised in the memos provided by county staff and include appropriate development parameters in the agreement. The agreement should ensure the full implementation of all of the goals of the CU South element of the BVCP so that the resulting development supports the health, safety and welfare of Boulder County.

Sincerely,



Matt Jones
Chair



Claire Levy
County Commissioner



Marta Loachamin
Vice-Chair