

# CU South Annexation

## Community Briefing and Listening Session

Monday, August 9, 2021, from 2:30 – 4:30 p.m.  
Zoom Meeting (video conference software)

---

**Facilitator:** Barbara Lewis

**Zoom Host:** Ryan Hanschen

**Note-taker:** Holly Opansky

**City Council Members:** Sam Weaver and Rachel Friend

**Staff:** Joanna Bloom, Dan Burke, Brandon Coleman, Philip Kleisler, Jacob Lindsey, Erin Poe, John Potter, Nuria Rivera-Vandermyde, Cate Stanek, Joe Taddeucci, and Erika Vandenbrande

**CU Representative:** Abby Benson, Derek Silva, and Josh Lindenstein

**Attendees from the public:** Ben Binder, Helen Burnside, Jon Crowder, Diane Curlette, Gwen Dooley, John Gerstle, Spense Havlick, Karen Hollweg, Ida Mae Isaac, Kathie Joyner, Illya Kowalchuk, Dave Kuntz, Margaret LeCompte, Joshua Lindenstein, Peter Mayer, Lyra Mayfield, Gordon McCurry, Jim McMillian, Isabel Olivera-Morales, Steve Pomerance, Danica Powell, Ted Rockwell, Lynn Segal, Lindsay Sweet, Laura Tyler, Gloria

---

### agenda & notes

#### Community Briefing:

**Phil Kleisler**, Planning & Development Services, Senior Planner, shared updates regarding the annexation agreement (see power point presentation for content).

**Derek Silva**, Assistant Vice Chancellor of Business Strategy, and **Abby Benson**, Deputy Chief Operating Officer shared updates regarding the annexation agreement (see power point presentation for content).

#### Community Speakers:

**Peter Mayer** – Opposed the annexation because it lacks a site plan, it's not expandable beyond 500-year; expressed disappointment in the rushed scheduling of this meeting.

**Spense Havlick** – He noted that the 2013 flood had 17" over 4 days and the problem was inadequate drainage basin which is distinct from flash flooding. He expressed that the city should apply policies of Boulder Creek to South Boulder Creek.

**Margaret LeCompte** – Opposed the annexation.

**Ben Binder** – Supported sequencing the flood control first then submission for annexation.

**Diane Culette** – Supported open space and flood control and not annexation

**Kathie Joyner** – Expressed appreciation that public input has been considered and reflected in the

annexation agreement. Her trip cap monitoring questions were addressed in the preceding briefing.

**Laura Tyler** – Asked three questions: 1) can the stated number of 100 units on 5 acres be increased; 2) what consideration has Transportation Board member, Mark McIntyre, idea of turning Moorehead into an optimal transit street been given; and 3) what are the proposed public safety policies?

**Steve Pomerance** – Opposed annexation and expressed concern about affordable housing, trip caps, and the contradictory language in section 44 and 44A of the agreement.

**Jim McMillian** – Opposed to annexation because of development of flood plain without a full site plan. He expressed concern about the number 750,000 decreasing to 500,000, no guaranteed low-income housing, and the ecological impacts.

**George Gerstle** – Opposed to annexation and requested consideration to 1) no net increase in traffic at peak hours performance, 2) demonstration of how the bike and pedestrian travel will occur between campuses (possibly on Moorehead?), 3) the dangers of the 93 highway access, and 4) creating an underpass to Table Mesa.

**Gordon McCurry** – Opposed annexation due to South Boulder Creek Flood Mitigation is doing well and there is no rush to annex. He supported peak travel analysis as well as emergency access only for 93 highway.

**Ilyia Kowalcuk** – Frasier Meadows resident and Fairview High School teacher, supported the annexation and flood mitigation efforts. He mentioned that he commutes by bike and skate to work as well as observes his students on the same commute, noting that it is unsafe and sees these plans helping to increase safety and ease of non-car travel.

**Lynn Segal** – Opposed CU expanding.

**Gwen Dooley** – Opposed annexation and asked by the city is not taking things out of the flood way as it typically does by allowing CU to build in the flood plain?

### **Questions & Answers:**

For clarity, **Phil Kleisler** mentioned that the agreement mentions that no building will occur within the 100 and 500-year flood plain.

**Phil Kleisler** responded to comments regarding Moorhead Drive and multi-modal improvements.

**Abby Benson** replied to the question of increasing the number of affordable units above and beyond the 100 units, by stating that they aim to provide at least 100 attainable housing units for faculty and staff, but it will not necessarily meet ‘affordable housing’ criteria.

**Joe Taddeucci** responded to the question about developing in the flood plain and the city’s program to buy homes in the flood plain.