



Commonly Asked Questions about CU Boulder South

What is the location of the CU Boulder South property and when did CU acquire it?

The entrance to the property is off Table Mesa Drive and runs along U.S. 36 south of the RTD Table Mesa Park-n-Ride. CU Boulder purchased the land in 1996 to help meet the long-term needs of the university. Prior to purchase, the property was a sand and gravel mining operation. The seller of the property was required to install a flood control berm and complete land restoration work; that work was completed and duly approved by the required agencies (FEMA and the Colorado Department of Natural Resources).

I'm very concerned about my home and my safety in the event of another South Boulder Creek flood. Is CU willing to help mitigate flooding risks for its downstream neighbors?

Yes. We are also concerned. We have worked with the city and are looking at designating approximately 80 acres of CU Boulder South land for floodwater mitigation to keep our community safe from future flooding risks while minimizing impacts to the city-owned Open Space. The ~80 acres can be used as floodwater mitigation areas and hopefully double as low-impact playing fields or other compatible uses. The floodwater mitigation plan requires a partnership between the city, CU & CDOT.

I and others care greatly about the natural environment and our access to it. Will CU protect and conserve wetland areas and other natural features and provide some open areas?

Yes. We also care. The university has a long history of working to maintain open areas as well as making significant efforts to preserve the environment. Of the entire 308 acres, more than half of the land is jurisdictionally-designated wetlands, natural areas, trails, ponds or potential floodwater mitigation areas which will not be developed for building sites.

I regularly use the CU Boulder South property for recreation, outdoor enjoyment and walking my dog. Will I still be able to do this when you develop the property?

Yes. Since purchasing the site we have provided the community with access to the area and that will continue. CU will maintain public access to the property, including publicly available trails and access to the city's adjacent Open Space (where allowed by the city), parks and regional trail system regardless of what is ultimately developed on the property. In fact, the final connection for the last leg of the city's South Boulder Creek Trail was made possible by CU providing an easement for the city to build a walkway across the wetlands.

And, of course, all of our campus is open to the public, including to those walking their dogs (we do ask that dogs be on leashes and have their poop scooped!) CU's mission and vision includes serving and being a part of our community. We welcome you to visit all parts of our campus to enjoy our grounds. You are also invited to check out the many public events, lectures, sporting events and museums, many of which are free! Our events can be found at www.colorado.edu/events.

I am concerned that CU's plans for its property could impact traffic and congestion in the area. Will the university's plans include minimizing that impact?

Yes. CU regularly incorporates a variety of strategies to reduce automobile travel to and from all areas of our campus. As any plans are put together in the future we will evaluate transportation plans and how impacts can be mitigated. This would include evaluating the use of our buses as well as regional and local bus transportation systems and bicycle and pedestrian paths. In collaboration with the city we

are also actively looking at additional transportation options for alternative fuel vehicles like electric buses for improved environmental and efficiency performance. Planned transportation studies will also inform the best means to minimize impact and identify the least disruptive and safest access points into the property.

I once heard a rumor that CU will put its football stadium on the property. Is that a possibility?

No. CU is not going to put its football stadium on the property. CU recently began making significant investments to refurbish Folsom Field to bring it up to current standards and make it a better venue for a great football gameday experience. We will not be moving it.

What will CU develop on this property?

We don't specifically know yet. Even identifying the long-term needs of the university is, in and of itself, a long-term project. All of our development projects go through a large number of review processes and we engage many stakeholders, including the community, all of which will take a significant amount of time.

We can tell you that any development at CU Boulder South would support the campus and community goals for environmental sustainability and resiliency by:

- Designing sustainable buildings to minimize or eliminate the overall carbon footprint of our facilities. All our new facilities meet USGBC's Gold or Platinum LEED standards.
- Incorporating renewable energy sources
- Providing multimodal transportation access, minimizing automobile use with CU, regional and city bus transportation, and bicycle and pedestrian paths
- Using Xeriscape and native vegetation to conserve water
- Protecting jurisdictionally-designated wetlands and other significant environmental resources

We can also tell you what any future development might include:

- Creating floodwater mitigation areas to improve the flood safety of people, residences and buildings downstream
- Creating low impact recreational and athletic fields which could serve shared community use
- Continuing to use the property as a training site for our cross-country track and tennis teams
- Adding restrooms and showers for athletes and restrooms and drinking fountains for attendees to sporting events
- Faculty and staff affordable, workforce housing. (We are currently conducting a survey of our staff and faculty to determine their housing needs, and whether the university might be able to develop housing to meet some of those needs.)
- Graduate student housing and/or upper division undergraduate housing incorporated into academic villages
- Academic, instructional and research facilities
- Outdoor research spaces

We can also tell you that:

- Any development would maintain the same high aesthetic standards of other CU Boulder properties
- The quality of CU Boulder as an institution of higher education is and will continue to be reflected in its buildings — their quality, beauty, consistency, and permanence.
- Functional arrangement of buildings, while being mindful of preserving views, will be a defining characteristic for development of CU Boulder South
- The design of buildings will complement the existing topography and maintain sensitivity to surrounding neighbors
- We will keep the community informed and work closely with the city as development plans begin to emerge

And here is what we can tell you that we do NOT intend to build on the site:

- A football stadium
- Towers à la Williams Village
- First-year freshman housing
- A bypass public roadway connecting Highway 93 and Highway 36
- A full build out of all 308 acres

When would CU know what it will be developing on the property and when would that development begin?

This is a very long process.

- The current process – the BVCP update, that includes land use designation changes, is just one aspect. Application to the city for annexation and the resulting discussions between CU and the city another.
- CU has a long range campus master plan that must be updated to examine future needs. Any updated or new campus master plan must be reviewed by the Chancellor’s Executive Committee, the university Design Review Board, the Board of Regents, the Colorado Commission on Higher Education (CCHE) and the Office of the State Architect (OSA).
- Once that is done, each individual project and proposed building plans for CU Boulder South would have to be reviewed by the university Design Review Board, the Board of Regents, CCHE and OSA.
- Each project would also need to go to the Governor’s Office of State Planning and Budgeting and the Capital Development Committee (CDC) of the Colorado State Legislature. Approval by the Joint Budget Committee of the State Legislature is also required.
- For projects on this site, we will work with the city to have community input meetings and we will review plans with the city.
- While it will be a number of years before we know what specifically will be developed on the land we will keep the city and community informed. And of course the public has a number of opportunities to provide input along the way, including to CU Boulder, the Board of Regents, CCHE and CDC.

Why does CU want the city to annex the property?

CU has been a part of the community for over 125 years; we would like this property to be a part of the community as well. And most immediately we would like to provide floodwater mitigation to protect our downstream neighbors. We would like also to pursue opportunities for potential installation and integration of renewable energy and recreational fields for possible shared community use. We would also like to provide bathrooms and showers for athletes, and bathrooms and water fountains for spectators; this will require power, water and sewer services. In the long run, annexation will allow us to conduct longer term planning and the services necessary to allow for future development.

Why not annex only the portion of the property needed for floodwater mitigation?

CU Boulder is a state resource and asset, as is the CU Boulder South property. Our stewardship and fiduciary responsibilities require that we plan how best to serve current and future students and how to best serve the state according to our charter and mission, including how to best utilize our assets. Planning to meet future needs requires the assurance that annexation provides. Annexing the entire property allows us to meet our fiduciary responsibilities.

Where can I get more information?

The city has a webpage specific to the CU Boulder South property and the BVCP at <https://bouldercolorado.gov/bvcp/cu-south>. CU Boulder will be launching a webpage soon.