

**From:** Katie Wahr  
**To:** [bvcpchanges@bouldercolorado.gov](mailto:bvcpchanges@bouldercolorado.gov)  
**Subject:** CU South  
**Date:** Friday, September 30, 2016 10:28:38 PM

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I am writing to express my concern with regards to the proposed annexation of the CU South property. I attended the open house at St Paul's on Monday, September 26, and felt that very little was made clear about the situation surrounding the University's desire for annexation of the property. Upon completion of the meeting, I still had little understanding as to why CU is proposing annexation and land use changes...what is it that they are hoping to accomplish with this?

Once the flood mitigation has been completed, will a larger portion of the property then be rendered safe for development? If so, how much of the property? Will there be any area left as open space? The current land use designation map likely holds no bearing on what the map will look like post-flood mitigation, and I would very much like to see this projected future map.

Is CU hoping to sell the land back to the City, or do they want to develop it themselves? If they are developing it themselves, what and where are they planning to build? And if they are planning on selling all or a portion of the land back to the City, what would the future of the property be then? I am concerned that there is more going on here than the public is being told...it was concerning to me that CU, the very organization who is behind these requests, was not present for Monday's meeting.

As someone who frequents the CU South open space daily, I would be absolutely devastated to see it developed. The flat trails at CU South are one of the few places I have been able to walk over the past several years as I have been struggling with ongoing knee issues. The time I spend with my dog on these trails is often the highlight of my day...the open space fills me and comforts me and makes me so grateful to live in this town. Boulder is such a special place with its open spaces spread throughout the city...the open spaces being the very feature that draw so many people here and make the area so desirable. In taking these spaces away, we are taking away the very element that makes Boulder what it is.

I urge the City to do what it can to keep as much of this land intact as it has authority to. I will be in attendance at the meeting on October 20th, and I sincerely hope that the public will be given more information with regards to the plans that are in play for this property than we were given at the last meeting; I also hope we will be given a chance to dialogue with CU directly.

Thank you,

~Katie Wahr

**From:** Noah Bronstein  
**To:** [bvcpchanges@bouldercolorado.gov](mailto:bvcpchanges@bouldercolorado.gov)  
**Subject:** comment on the Flatirons / CU South public meeting from Sept. 26  
**Date:** Thursday, October 06, 2016 5:28:50 PM

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I am writing to thank you for your very informative presentation regarding the future of the Flatirons/CU South property. I went to the meeting simply looking for information (since the deceptive signs posted around the area had me a little worried), and came away feeling like I understand much more about the process, the stakeholders, and what the planning department is trying to accomplish. I am very impressed by the thoroughness of your process! I am really very impressed that you would take view-shed analysis into account, as well as wildlife migration patterns, when zoning the area in the future.

I also was amazed at the intensity of the anti-development voice in the room (and at the rudeness of one concerned citizen who didn't even let the presentation get started before loudly complaining that he didn't know what the meeting was for). I, for one, just moved here from the San Francisco area and am all too familiar with what the future of Boulder looks like if the anti-development folks have their way all the time. People think the rent is too high now, but they have no idea how bad it can get. So, I applaud you in your efforts to develop responsibly.

Thanks,  
Noah Bronstein  
Resident near the Flatirons/CU South area

**From:** [Anne Bliss](#)  
**To:** [Council: boulderplanningboard](#)  
**Subject:** zoning change  
**Date:** Monday, October 10, 2016 5:15:55 PM

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Dear City Council and Planning Board Members,

While I am not opposed to growth, infill and changes in zoning, I am opposed to ignoring the values of single family residents and their beliefs that they were purchasing protected zoning in their residential neighborhoods. The current infill and co-op housing proposals are not taking the beliefs and investments of these people into consideration, and I believe that the citizens of Boulder should have a vote on such changes. In addition, building in the swampy area of Twin Lakes is foolish, with many of the same considerations for land use that are being ignored.

In addition, though I now live in a senior community, I owned an average home in a residential neighborhood (Melody-Catalpa) and built an ADU in my basement that provided safe, comfortable and reasonably priced housing for grad students, young married couples, and for the past three years, for a single young architect working downtown in Boulder. I provided "infill" housing in my ADU for a period of 16 years. To obtain my ADU, I had to post my property, get zoning and planning permission and approval, and get permission from all neighbors within the required space around me. No one objected, but they had a say in their neighborhood and their lives and investments.

My ADU was the first built under the new zoning/planning rules, had to be in an owner-occupied dwelling, could have no more than two renters, and was built to specifications, inspected and thereafter inspected each three years upon license renewal. My ADU was safe, it fit the zoning rules, and it provided good, safe, comfortable housing. In addition, it did not impact the neighbors in any negative way, ever. WHY? Because my renters lived in MY home and in OUR neighborhood, which became their home, too. They became part of the neighborhood, not people "passing through". Of course, not all co-op or AirB&B and other renters are "passing through" or negatively impacting neighbors, but that is the typical impression. Boulder does not inspect those rentals well, does not enforce the rules except on complaint, and even that is cursory at times and needs repeated calls for results...my ADU was inspected, was checked, and it did follow the rules.

Can you create infill that follows protective rules? Can you create rules that are followed and enforced? Based on my ADU, I'd say yes. But, otherwise, based on experiences of others, and of a couple of co-ops/overcrowded rental houses in my neighborhood, I don't think the city is currently capable of doing so.

Other of my neighbors were and are interested in such ADU "infill"....basement apartments, small "tiny house" dwellings built in the typical 7000 sq. ft. lots with 1500 ft. house footprints (another 1000 sq. ft. of footprint/expansion is typically allowed in the zoning), but only 3 ADUs are allowed in each 300 meter zone (see the rules). It seems to me that this number could easily be increased; I was a single person in my home, and many other singles and couples live in that neighborhood...an ADU would increase the capacity to two more people on that lot. That's much more reasonable than an overcrowded rental owned by an investor or even a good responsible 8-12 person group living situation or co-op, which may NOT be owner-occupied, and which could have 12 people flopping by (according to the current discussion), and for which I have yet to see parking regulations (My ADU had to have one off-street parking space to be approved), licensing rules, inspection rules, etc.

So, to this co-op discussion, I would like to say the following:

1. slow down...this has been a problem for many years; do not make any hasty decisions;
2. make strong rules for these co-ops so that they are safe and secure and not causing neighborhood problems;
3. placing them in higher than single family residential zones is a good idea UNLESS the single family residential area neighbors have a say in the zoning and those neighbors say they're ok...so set up a zoning process for approval, as you have for ADUs;
4. require off-street parking as for ADUs;

5. get your enforcement and license renewal in place BEFORE you ok any sort of co-op, ADU, etc. infill density changes.

And, of course, we all recognize that the the basis for this problem is that we continue to encourage new business to come to Boulder...we cannot continue to do this. Growth in the city and nearby valley is NOT sustainable. 60,000 cars entering/exiting Boulder per day is CRAZY. Building in flood zones is CRAZY. Not building the South Boulder berm is CRAZY. The city has a lot of problems to deal with, from potholes to pesticides and from transients to housing and beyond. Our elected and appointed officials, i.e., you, would be wise to pull back a bit, get the infrastructure under control, make the needed repairs (e.g., new sewer pipes for neighborhoods older than 25 years...those pipes are full of debris/rocks, etc.), and **listen** to the citizens...which some of you have not done very well.

Also, the university is another consideration...people squawked when Google said they'd bring in 1500 workers (many of whom will be contract folks on 6-24 month contracts and will be renters, if Google's prior patterns repeat here), but no one seemed conscious--at least no one complained--when the university admitted 900 additional students to the size of this year's freshman class (over last year's, which was also larger than the previous year's admitted class)...so where do those students live after their freshman year?

Let's wake up and PLAN...and stop pushing growth. It's not paying its own way, and it's not sustainable.

Anne Bliss  
350 Ponca Place #441  
Boulder 80303  
720-562-8292

**From:** Andy Schwarz  
**To:** [BVCPchanges@bouldercolorado.gov](mailto:BVCPchanges@bouldercolorado.gov)  
**Subject:** Flood control berm at CU South  
**Date:** Wednesday, October 12, 2016 1:06:38 PM

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Hello,

I support your efforts to protect our neighborhood from catastrophic flooding by building a flood control berm at CU South.

I urge a speedy resolution to this.

Thank you,  
Andy Schwarz

**From:** hbrown5959@aol.com  
**To:** [BVCPchanges@bouldercolorado.gov](mailto:BVCPchanges@bouldercolorado.gov)  
**Subject:** Flood Control berm at CU South  
**Date:** Wednesday, October 12, 2016 2:40:54 PM

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**URGENT ! URGENT!**

For the safety of thousands of citizens it is urgent that a flood control berm be built at CU South.  
Please speed up the process and move with haste'

Harley D. Brown

**From:** Kathie  
**To:** [BVCPchanges@bouldercolorado.gov](mailto:BVCPchanges@bouldercolorado.gov)  
**Subject:** South Boulder Creek Flood Mitigation  
**Date:** Wednesday, October 12, 2016 4:41:09 PM

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I urge the City to move with all expediency to implement the flood mitigation (Option D) approved by the City Council and city boards in 2015. Option D is dependent on the annexation of CU South to implement. We encourage you to move ahead with annexation and flood mitigation as quickly as possible. People's health and safety is at risk!

*Kathie Joyner*

*303 543-0799*

**From:** mk forsythe  
**To:** [BVCPCchanges@bouldercolorado.gov](mailto:BVCPCchanges@bouldercolorado.gov)  
**Subject:** Flood mitigation  
**Date:** Wednesday, October 12, 2016 4:51:34 PM

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We encourage you to support the annexation of CU South for flood mitigation!

We are residents of Frasier Meadows Retirement Community. As you well know, we were fortunate to avoid any loss of life in the September 2013 flood, but we are still trying to get our heads above water with all the expenses incurred from this flood. Please safeguard our Boulder's citizens.

And please get going on this action immediately to protect us before the next unexpected flood. We urge your support, right now.

Thank you,  
Kay and Mike Forsythe  
350 Ponca Place #257  
Boulder, CO 80030

**From:** David McGuire  
**To:** [BVCChanges@bouldercolorado.gov](mailto:BVCChanges@bouldercolorado.gov)  
**Subject:** CU South and Flood Mitigation  
**Date:** Wednesday, October 12, 2016 4:52:05 PM

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Greetings All, I'd like to commend your efforts to work with CU, CDOT and the County to proceed as fast as possible to complete the comprehensive plan/annexation process for flood mitigation of South Boulder Creek. As you all know many of us were lucky to escape with our lives in the 2013 flooding when waters from SBC overtopped US36 and devastated our neighborhoods. There are 3000+ of us here today that need your actions to help us. Please continue to get this project underway. Thanks!

David

David McGuire

4960 Qualla Drive

Boulder, CO 80303

303 249-6027 mobile

**From:** Janet Klemperer  
**To:** [BVCPchanges@BoulderColorado.gov](mailto:BVCPchanges@BoulderColorado.gov)  
**Subject:** FW: CU South plans  
**Date:** Wednesday, October 12, 2016 7:44:56 PM

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Please move ahead quickly on plans for flood mitigation to avoid another catastrophe like the one that flooded our area of South Boulder in Sept., 2013. I live at Frasier Meadows Retirement Community. My husband was evacuated from the ground level of Health Care, in a wheel chair and in the pouring rain the night of the flood. It was a traumatic experience for more than 50 residents; my husband was relocated but died four months later.

The flood danger still exists for our neighborhood. If a first step in getting a flood barrier in place is to annex the CU South property and cooperate with the university to allow a flood basin on part of that property, then please expedite this process. We need a berm along U.S. 36 to keep flood water from crossing that highway again!

Thank you. Janet Klemperer

**From:** Janet Klemperer  
**To:** [BVCPchanges@BoulderColorado.gov](mailto:BVCPchanges@BoulderColorado.gov)  
**Subject:** FW: CU South plans  
**Date:** Wednesday, October 12, 2016 7:48:10 PM

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Please act soon on this issue!

**From:** Janet Klemperer [mailto:jmklemperer@gmail.com]  
**Sent:** Tuesday, October 11, 2016 1:38 PM  
**To:** 'BoulderPlanningBoard@BoulderColorado.gov'  
<BoulderPlanningBoard@BoulderColorado.gov>  
**Subject:** CU South plans

Please move ahead quickly on plans for flood mitigation to avoid another catastrophe like the one that flooded our area of South Boulder in Sept., 2013. I live at Frasier Meadows Retirement Community. My husband was evacuated from the ground level of Health Care, in a wheel chair and in the pouring rain the night of the flood. It was a traumatic experience for more than 50 residents; my husband was relocated but died four months later.

The flood danger still exists for our neighborhood. If a first step in getting a flood barrier in place is to annex the CU South property and cooperate with the university to allow a flood basin on part of that property, then please expedite this process. We need a berm along U.S. 36 to keep flood water from crossing that highway again!

Thank you. Janet Klemperer

**From:** Pete Palmer  
**To:** [BVCPCchanges@bouldercolorado.gov](mailto:BVCPCchanges@bouldercolorado.gov); [BVCPCchanges@BoulderColorado.gov](mailto:BVCPCchanges@BoulderColorado.gov)  
**Subject:** CU South property  
**Date:** Wednesday, October 12, 2016 8:00:02 PM

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Ladies and Gentlemen:

**Please continue to expedite annexation of the CU South property into the city** so that Plan D regarding the critical berm/dam to protect the lives of homeowners, apartment dwellers and the senior citizens north of Highway 36 along Thunderbird Drive can proceed on schedule. We were SO LUCKY that no-one among the several hundred affected residents was killed in our area by the catastrophic 2013 FLOOD that overtopped Highway 36 without warning. Climate change raises the risks that such a flood may happen again sooner rather than later. Human lives matter.

A. R. Palmer

4875 Sioux Dr., #206

Boulder, CO 80303

**From:** Louise & Bill Bradley  
**To:** [BVCPchanges@bouldercolorado.gov](mailto:BVCPchanges@bouldercolorado.gov)  
**Cc:** ["South Boulder Creek Action Group"](#)  
**Subject:** Flood mitigation in south Boulder  
**Date:** Wednesday, October 12, 2016 8:19:04 PM

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To all decision makers:

I support the annexation of CU South to expedite flood mitigation. We need a berm. We need reassurance that this area will not again be subject to life threatening flooding.

I am a resident of the Frasier Retirement Community. We were flooded out of our apartment and escaped with only loss of some possessions. It could have been terribly worse.

We need the berm ASAP.

Thank you,

Alice L. Bradley

**From:** Ann Garstang  
**To:** [BVCChanges@bouldercolorado.gov](mailto:BVCChanges@bouldercolorado.gov)  
**Subject:** The flood of 2013  
**Date:** Thursday, October 13, 2016 3:24:03 PM

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To whom it may concern:

Please build a flood control berm at CU south. The flood of 2013 displaced many people in Frasier Meadows Retirement Community, destroyed many low lying parts of the building, and destroyed many cars. The inhabitants of FMRC low lying parts had to be moved to other retirement homes, and the lower part of the Health Care Center was essentially destroyed.

Fortunately no lives were lost, but a repeat flood would be devastating.

Please, please build the berm.

Sincerely,

Ann Garstang

Resident of FMRC

**From:** Heinz Damberger  
**To:** [BVCChanges@BoulderColorado.gov](mailto:BVCChanges@BoulderColorado.gov)  
**Subject:** Flood mitigation efforts in S Boulder  
**Date:** Monday, October 17, 2016 12:32:53 PM

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To the members of the City Council and the City Manager:

we support the quick annexation of the South Boulder CU property to help the City complete the live and money saving flood mitigation plans for that area in the very near future.

We have recently moved to Frasier Meadows Retirement Community which was severely affected by the Sep 2013 flooding event.

Heinz and Maria Damberger

4875 Sioux Dr, Apt 106, Boulder

Ph. 720-562-8199

**From:** Don Hayden  
**To:** [planning@bouldercolorado.gov](mailto:planning@bouldercolorado.gov); [BVCPCchanges@bouldercolorado.gov](mailto:BVCPCchanges@bouldercolorado.gov)  
**Subject:** comments on CU-South annexation  
**Date:** Monday, October 17, 2016 4:48:36 PM

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Over the past couple of years I've attended most of the public meetings regarding South Boulder Creek flooding. I think there were over a dozen. It was a long, frustrating journey for those of us in the neighborhoods impacted by the 2013 flood. But the decision made in August 2015 to pursue Option D seemed like a win-win for the neighborhoods, the city and for CU.

As we move forward with the plan, I urge planners to keep in mind what's critical: South Boulder Creek flooding presented the city with a public safety nightmare and the plan provides lifesaving flood mitigation to many residents.

I was surprised by the huge participation at the August 26 community outreach meeting. A large number of attendees seemed largely concerned about the impact that the CU-South residential areas would have on their neighborhood. There didn't seem to be much knowledge about the public safety concerns caused by South Boulder Creek.

The important thing here is flood mitigation. If the zoning issues are viewed to delay implementation of Option D, I encourage the planners to separate the CU-South into two activities – the annexation needed for flood mitigation and then annexation of whatever property is left.

Thanks ...

Don Hayden

Boulder

**From:** Rebecca Bradford  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); #LandUsePlanner  
**Subject:** Land in South Boulder  
**Date:** Monday, December 05, 2016 5:25:50 PM

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*(Disregard the previous email. I prefer this email address)*

Hello to you,

Please count me as one of the citizens concerned about the land in South Boulder and the University of Colorado's intention to develop it.

There are many reasons why developing this property is totally out of the question. I'm sure you've heard or will hear about them soon. These reasons are valid, sound and must not be ignored.

I implore you to listen carefully to the evidence showing how terribly wrong it will be to develop the land in South Boulder. Please investigate what is true and with integrity. If you haven't done it already, come visit this beautiful piece of property. Remember you are the stewards and the peaceful warriors of this land.

Thank you for your time.

Rebecca Faith Bradford  
4753 W.Moorhead Circle  
Boulder 80305  
303-588-0550

**From:** Katie Wahr  
**To:** [council@bouldercolorado.gov](mailto:council@bouldercolorado.gov); #LandUsePlanner  
**Subject:** CU South  
**Date:** Tuesday, December 06, 2016 8:03:52 PM

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I am writing to express my concern over the proposed annexation and subsequent development of the CU South property. I came away from the community meeting last night (12/5) with the distinct impression that CU will not allow the City to complete the necessary flood mitigation unless they are granted the annexation they desire; they appear to be using this property as leverage. I am shocked and saddened that the need to protect our community from the dangers of floodwaters is contingent upon the University acquiring approval for annexation. We absolutely need to do something to mitigate the future threat of flooding so as not to have a repeat of the disastrous floods of 2013, but is this really the right way to do it? Doesn't CU, as a major entity of this community, have an obligation to amend its land accordingly when failure to do so poses a serious threat to residents? It is my understanding that CU will not even allow the City to use the portion of this property that was initially identified as being the most suitable for mitigation efforts, inasmuch as they want to use that land for development. Are we really going to let the self-interest of this one entity dictate the future safety of our residents? Especially when, as I have recently learned, the land wasn't even slated to become CU property in the first place.

Beyond this need for flood mitigation, I am strongly opposed to the annexation and subsequent development that CU is proposing. I have lived in Boulder for all 34 years of my life, and have watched it change from a roomy town with very little congestion to a town that has been filled with people far beyond where it was ever designed to be...I truly feel that Boulder has surpassed its population capacity. Our infrastructure was simply not designed to support the number of people who have moved here. The traffic that this development would bring into CU South would have a tremendously negative impact on South Boulder, an area that is already overrun with cars during rush hour and at the beginning and end of school days. And an influx of CU students into the quiet, family-oriented neighborhood of Tantra and South Creek would dramatically change the feel and quality of life in this area.

And last but possibly the most important issue of all: the open space. Our open spaces are so precious to this community. They are one of the major attributes that draw people to Boulder, and one of the characteristics that make it so unique and special. The CU South Open Space provides commuters into Boulder on US 36 with beautiful views of the mountains. It is surrounded by designated Open Space to the east and to the south, providing a large natural buffer between areas of dense human impact. The open space is home to a variety of wildlife and thriving wetlands...wetlands make up less than 1% of all the land in the area, yet are required by up to 80% of all wildlife species in order to complete their life cycles. This is a large piece of land relied upon by a number of different species; it would be devastating to see more land taken away from these creatures who need it the most.

This piece of land is, for me, one of the most special places in Boulder. I take one to two walks a day out on this property with my dog, and the time I spend there is often the highlight of my day. The peace that I feel when I am out there surrounded by grass and trees and beautiful views of the mountains is one of my strongest tethers to this earth. It is quiet and beautiful and I have tremendous gratitude for living in a city that preserves natural resources such as this. The thought of losing this land to one more development project is absolutely devastating to me. Once we build on our open spaces, we cannot reverse what we have done and these limited resources are lost.

I urge you to please consider denying the University's request for annexation of this property. This will give the city and its residents a few more years to think over whether or not CU's plan for development is truly something that we as a city want for ourselves; it will also give the University time to put together a more detailed plan so that the city can truly understand what it is that the University has planned for the land upon being granted the annexation.

I know that you are feeling pressure from at-risk residents to expedite the flood mitigation process and ensure their protection as quickly as possible, but please consider the long-term and irreversible impacts to our city that will occur if you proceed with this in the way that CU is pushing you to. Please urge CU to work with you on flood mitigation in an ethical, principled way, so that our residents can have the protection they need without having to sacrifice this beautiful, precious piece of land to the University's desire for growth.

Thank you,

~Katie Wahr

**From:** [Wufoo](#)  
**To:** [Hackett, Richard](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#19]  
**Date:** Wednesday, December 07, 2016 11:14:22 AM

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Name *	Katie Wahr
Email *	<a href="mailto:katiewahr@gmail.com">katiewahr@gmail.com</a>
Phone Number (optional)	(303) 834-0757
Address (optional)	 4760 W Moorhead Cir Boulder, CO 80305 United States
This comment relates to: *	CU South

**Comment: \***

I am writing to express my concern over the proposed annexation and subsequent development of the CU South property. I came away from the community meeting last night (12/5) with the distinct impression that CU will not allow the City to complete the necessary flood mitigation unless they are granted the annexation they desire; they appear to be using this property as leverage. I am shocked and saddened that the need to protect our community from the dangers of floodwaters is contingent upon the University acquiring approval for annexation. We absolutely need to do something to mitigate the future threat of flooding so as not to have a repeat of the disastrous floods of 2013, but is this really the right way to do it? Doesn't CU, as a major entity of this community, have an obligation to amend its land accordingly when failure to do so poses a serious threat to residents? It is my understanding that CU will not even allow the City to use the portion of this property that was initially identified as being the most suitable for mitigation efforts, inasmuch as they want to use that land for development. Are we really going to let the self-interest of this one entity dictate the future safety of our residents? Especially when, as I have recently learned, the land wasn't even slated to become CU property in the first place.

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all wildlife species in order to complete their life cycles. This is a large piece of land relied upon by a number of different species; it would be devastating to see more land taken away from these creatures who need it the most.

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Thank you.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [Hackett, Richard](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#21]  
**Date:** Tuesday, December 13, 2016 3:30:55 PM

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Name *	David Hughes
Email *	<a href="mailto:jamesdavidhughes@gmail.com">jamesdavidhughes@gmail.com</a>
Phone Number (optional)	(773) 405-0238
Address (optional)	 South Boulder (near CU south) , CO United States
This comment relates to: *	CU South

**Comment: \***

It's astonishing to me to learn that development on this property is even being considered. Having done some more research I understand there is a long history at this property. Having lived in South Boulder for 9 years I've always viewed it as open space (just like our other beautiful open spaces) that would never be developed. I've read about all the considerations (flooding, impacts on fraiser meadows, etc.) and have not seen one thing about how it would impact traffic patterns on Table Mesa. Table Mesa (I live 1/2 block south on 46th street) has become extremely crowded and dangerous, even more so since the build out of Summit Middle School (another initiative opposed by this neighborhood). I cannot imagine navigating the road if there were huge development. Please listen to us citizens as we voice our collective concerns and oppose this project.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** George Weber [<mailto:gw@gwenvironmental.com>]  
**Sent:** Thursday, December 15, 2016 4:53 PM  
**To:** Boulder County Board of Commissioners  
**Subject:** BVCP update process -- Flatirons/S. Campus is located in High Hazard Gross Dam hazard zone

Commissioners --

Please add to the BVCP Update Process 'issues for consideration list' that the:

- **Flatirons property (i.e., South Campus) site is located within the High Hazard Gross Dam potential failure hazard zone'.**

Professional judgments deem potential High Hazard Gross dam failure as having a low probability of occurring. Nevertheless, the issue is serious enough that the State of Colorado requires dam owners, in this case the Denver Water Department (DWD), to project the magnitude and spatial extent of flooding due to potential failure, and to prepare Emergency Action Plans (EAP) for responding to potential failure. The BVCP update process needs to identify and account for this hazard issue in analyses and subsequent decision-making related to future land use of the Flatirons (South Campus) site.

Questions for BVCP Update Process agency and citizen decision-makers consideration, and discussion and documentation follow.

### **Questions for BVCP Update Process Agency and Citizen Decision-Maker Consideration**

**1. Is the engineering design for CU's improvements to its berm intended to protect the mined gravel pits sufficient to accommodate potential High Hazard Gross Dam failure flood waters as depicted in the most recent and available assessment of potential hazard?** Please note that the State Engineer's 1988 hazard map for the 'Turnpike' segment, which encompasses the Flatirons (South Campus) property, shows the modeled inundation zone over-topping the berm as it existed at the time of this study.

**2. Are the design specifications for the City's current first choice of a structural flood control dam, at U.S. Highway 36 sufficient to accommodate potential Gross Dam failure floodwaters?**

**3. Assuming Denver Water Department (DWD) is successful in accomplishing its planned expansion of Gross Dam and Reservoir from 37,000-acre feet to 119,000-acre feet (<https://grossreservoir.org/about-the-project/>):**

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**4. Would relevant public agency decision-makers be making wise decisions, if, for this site vulnerable to potential High Hazard Gross Dam failure, they were to:**

- **Change the land use designation of the Flatirons (South Campus) property to other designations enabling subsequent annexation by the City?**

- **Provide costly infrastructure and services to the site?**

- **Develop to the intensive land uses the University of Colorado has proposed in the future on multiple occasions?**

### **Discussion and Documentation**

The attached study developed by the Dam Safety Branch, Office of the State Engineer, Colorado Division of Water Resources (revised 12/31/1988) indicates the entire Flatirons (South Campus) site, with the exception of the small portion located on the slope to the

west, as located in the hazard zone from potential failure of the High Hazard Gross Dam.

Gross Dam holds a 'High Hazard' rating (<https://data.colorado.gov/Water/DWR-Dam-Safety-Data-Base-Gross-Reservoir/e4kc-7d5e/data>).

4.2.14.1 "**High Hazard Dam**" is a dam for which loss of human life is expected to result from failure of the dam. Designated recreational sites located downstream within the bounds of possible inundation should also be evaluated for potential loss of human life. ([http://water.state.co.us/DWRIPub/Documents/ds\\_rules07.pdf](http://water.state.co.us/DWRIPub/Documents/ds_rules07.pdf), p.5)

I contacted the Dam Safety Engineer, Division 1 on 12/1/16 and asked if they possessed or knew of a more recent revision of the attached assessment, and if so, could they provide me a copy. They responded that:

- Denver Water Department (DWD) developed a revision dated 8/19/15;
- Revision is proprietary, thus the State Dam Safety Branch can not release it to the public;
- DWD contact for obtaining a copy is Rebecca J. Franco; and
- Dam Safety Branch destroyed earlier studies to minimize the potential for confusion in emergency response planning and implementation if failure occurs.

I contacted Ms. Franco by telephone and email to ask for a copy of the 8/19/15 revision. In addition, I explained that I wanted it to submit the most recent information on the dam safety hazard to the Boulder Valley Comprehensive Plan (BVCP) update process, rather than the older study in my files.

On 12/5/16, Beth Roman, Raw Water Diversion Program Manager, Source of Supply, DWD, responded by email that they:

- Were unfamiliar with both the 1988 study that the State Engineer's staff forwarded to me in February 1995, and DWD's 2015 revision that the State Engineer cited in December 2016;
- Do not release information like this to the public due to security concerns; and
- Would share any information like this with local disaster mitigation and response agencies to support their emergency planning and response activities.

The [DWR Dam Safety Data Base – Gross Reservoir](#) indicates an inundation map prepared in 1/1/2007, also more recent than the attached 1988 study.

Please note that I did not identify that the Environmental Impact Statement, Moffat Collection System Project (<http://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/EIS-Moffat/>) addressed potential impacts of the planned Gross Dam and Reservoir expansion on downstream dam safety issues.

George Weber  
George Weber, Inc. Environmental  
[www.gwenvironmental.com](http://www.gwenvironmental.com)  
303-494-8572 - [gw@gwenvironmental.com](mailto:gw@gwenvironmental.com)  
1275 Chambers Drive, Boulder, CO 80305

DIVISION OF WATER RESOURCES  
OFFICE OF THE STATE ENGINEER

BY \_\_\_\_\_

DATE \_\_\_\_\_

TITLE \_\_\_\_\_

SHEET \_\_\_\_\_ OF \_\_\_\_\_

Mr. WEBER,

HERE IS THE DAM BREAK INUNDATION MAPPING  
FOR GROSS DAM FROM ELDORADO SPRINGS THRU  
BOULDER. I HOPE THIS WILL BE OF USE  
TO YOU. PLEASE CALL IF YOU HAVE ANY MORE  
QUESTIONS.

MARK HAYNES.



OFFICE  
OF THE  
STATE  
ENGINEER

**Division of Water Resources**

DEPARTMENT OF NATURAL RESOURCES  
818 CENTENNIAL BUILDING  
1313 SHERMAN STREET, ROOM 818  
DENVER, COLORADO 80203

MARK R. HAYNES - P.E.  
SENIOR WATER RESOURCE ENGINEER  
DAM SAFETY BRANCH

OFFICE: 303 - 866-3581  
HOME: 303-798-0197

V. APPENDIX

B. Summary of Inundation Study

The failure of Gross Dam and the resulting flood inundation was originally modeled in 1980 using the U.S. Army Corps of Engineers Flood Hydrograph Computer model "HEC-1". Downstream channel cross section information and the attached flood inundation map was based on 7-1/2 minute U.S.G.S. quadrangle maps. The original analysis assumed the worst case conditions of the dam failing under initially full reservoir conditions simultaneously with the peak inflow from the Probable Maximum Flood (PMF) of 41,000 cfs.

The HEC-1 program is somewhat limited in that it assumes all flow is subcritical and generally overestimates flood stages in supercritical reaches. It also does not consider backwater effects, however this was corrected in the original analysis by adjusting flood boundaries upward at constrictions. The breach analysis was checked in November of 1988 with the National Weather Service computer model "DAMBRK" using breach geometry and failure times that are more consistent with those recommended by the Federal Energy Regulatory Commission (FERC). The "DAMBRK" breach analysis also utilized a revised PMF based on Hydrometeorological Report No. 55A which had a peak inflow into Gross Reservoir of approximately 90,000 cfs. The revised analysis produced a peak outflow from the Gross Dam breach that was nearly equal to that of the initial analysis. The original analysis was therefore retained to produce the attached flood inundation mapping. The use of the PMF inflow is very conservative when compared with the 100 year flood near Gross Reservoir which is approximately 3200 cfs.

The original analysis assumed that the reservoir was full to elevation 7282 (top of flashboards) and that the outlet works was operating at 1200 cfs. The breach was assumed to fully develop in 5 minutes and was initiated at elevation 7293.5 (3.5 feet above the top of the dam). The breach was modeled as a trapezoidal shaped breach as shown in Figure B-1. The bottom width was 100 feet wide at elevation 7033 and the side slopes of the breach were 1H:1V.

Mannings roughness coefficients used in the downstream flood routing were input consistent with the cross section and generally ranged from .035 to .060 in the center of the channel to .05 to 0.1 in the overbank sections. There are two downstream reservoirs that would definitely be overtopped and breached under the worst case conditions assumed in the analysis, but their contribution to the flood was not considered to be significant. These are Baseline and Valmont reservoirs and have a total combined storage of only 18,800 acre-feet. The flood routing was terminated at the confluence

B-1

Last Rev. 12/31/88

Gross Dam and Reservoir

B. Summary of Inundation Study (Cont.)

of Boulder Creek with St. Vrain Creek approximately 35 miles downstream of Gross Dam. At this point it had taken over three hours for the floodwave peak to arrive and at this time local authorities will have had ample time to react to the actual conditions of any emergency.

Flood inundation information at some of the critical cross sections is summarized in Table B-1 below.

TABLE B-1

GROSS DAM BREAK FLOOD INUNDATION INFORMATION

<u>Time From Beginning of Break</u>	<u>Location</u>	<u>Distance Below Dam (Miles)</u>	<u>Discharge (cfs)</u>	<u>Comment</u>
0Min.	Dam	0	35,365	Breach Begins
5Min.	Dam	0	3,469,000	Peak Outflow
8Min.	Eldorado Spgs	7.65	-	Floodwave Arrives
16Min.	Eldorado Spgs	7.65	2,128,000	Peak of Floodwave
19Min.	Turnpike	13.27	-	Floodwave Arrives
29Min.	Turnpike	13.27	1,387,000	Peak of Floodwave
32Min.	Valmont Butte	17.41	-	Floodwave Arrives
52Min.	Valmont Butte	17.41	820,000	Peak of Floodwave
57Min.	N. 95th St.	23.63	-	Floodwave Arrives
1H 32Min.	N. 95th St.	23.63	464,000	Peak of Floodwave
1H 30Min.	Mineral Road	28.96	-	Floodwave Arrives
2H 22Min.	Mineral Road	28.96	372,000	Peak of Floodwave
2H 22Min.	Confluence St.	34.64	-	Floodwave Arrives
3H 22Min.	Vrain Cr.	34.64	283,000	Peak of Floodwave

*MWS Dam Break  
 put in data for storage  
 pull cross sections from USB  
 stayed below cross section  
 then plot which is the final  
 No correction between flood plan  
 & engineers who generate the stuff*

B-2

Last Rev. 12/31/88

Gross Dam and Reservoir

# STATE OF COLORADO

**OFFICE OF THE STATE ENGINEER**  
 Division of Water Resources  
 Department of Natural Resources  
 1713 S. Main Street, Room 818  
 Denver, Colorado 80203  
 Phone (303) 866-3581  
 FAX (303) 866-3589



Roy Romer  
 Governor  
 James S. Lochhead  
 Executive Director  
 Hal D. Simpson  
 State Engineer

## FAX COVER SHEET

**PLEASE DELIVER THE FOLLOWING PAGES TO:**

**TO:** MR. GEORGE WEBER @ 494-8572

**OFFICE:** \_\_\_\_\_

**FROM:** MARK HAYNES

**TOTAL NUMBER OF PAGES INCLUDING THIS COVER SHEET:** 5

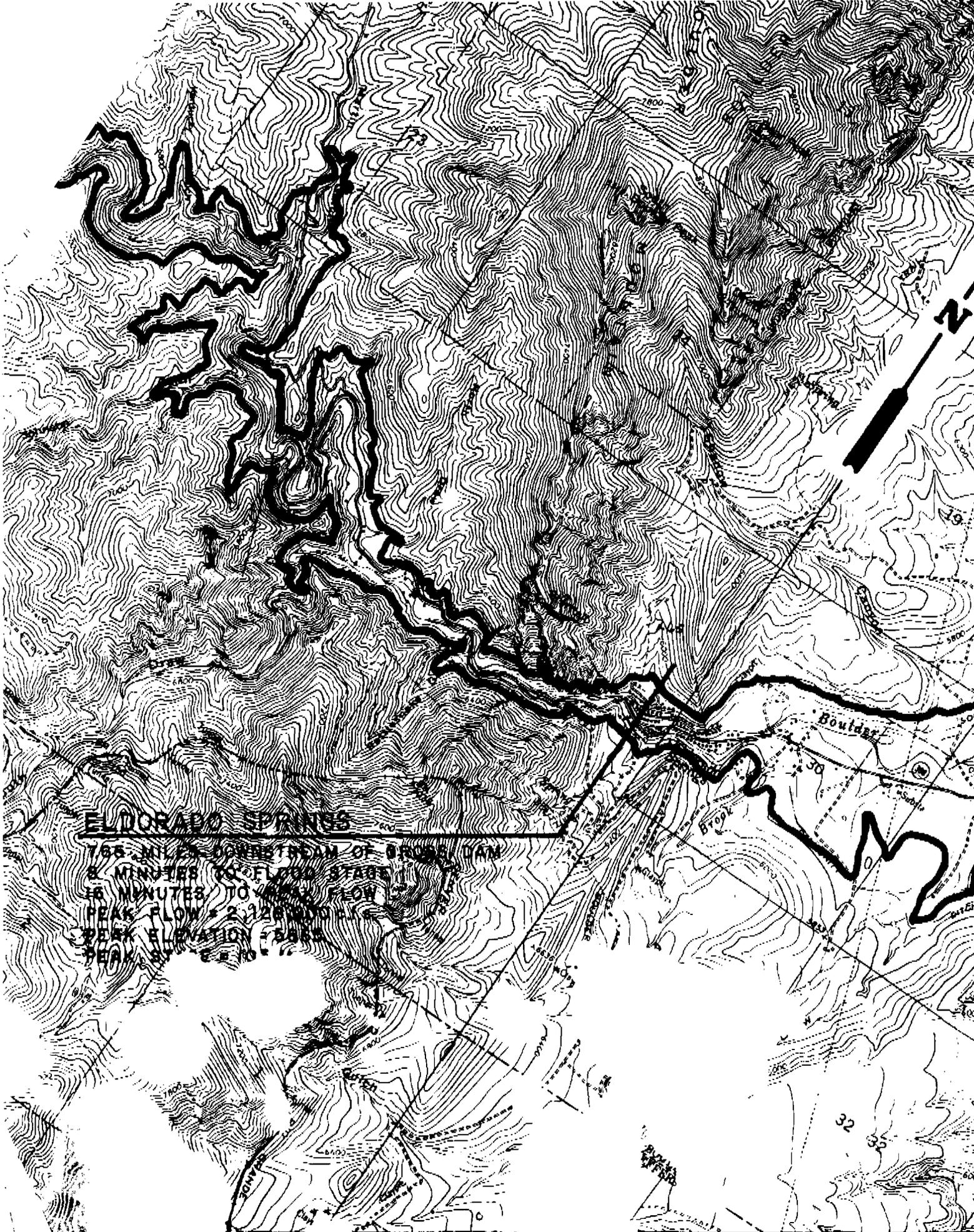
**DATE:** 2/17/95 @ 10:20 A.M.

**IF YOU DO NOT RECEIVE ALL OF THE PAGES AS INDICATED OR QUALITY IS UNACCEPTABLE, PLEASE CALL US BACK AS SOON AS POSSIBLE.**

**Telephone:** (303) 866-3581

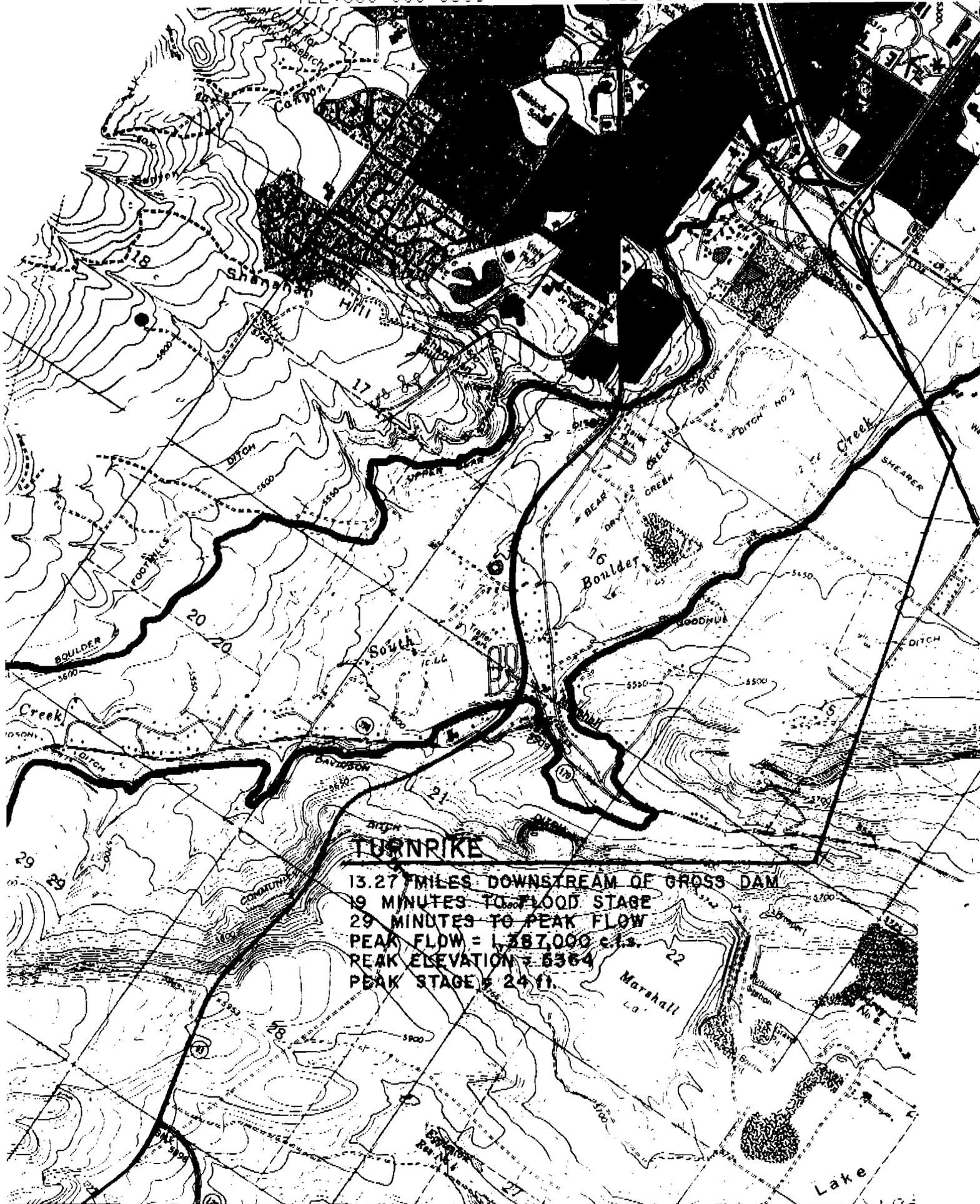
**Fax Number:** (303) 866-3589

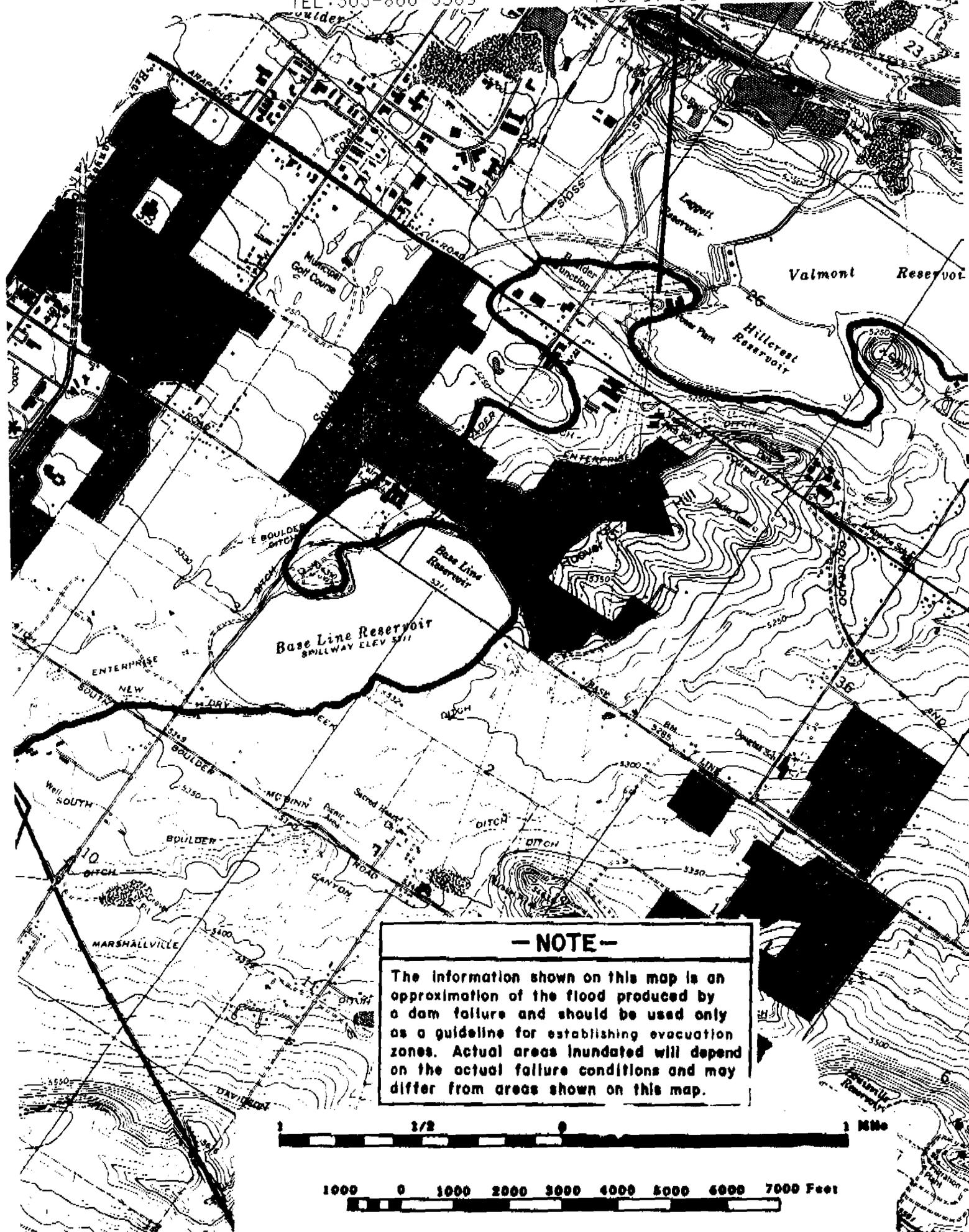
**MESSAGE:** \_\_\_\_\_  
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**ELDORADO SPRINGS**

7.65 MILES DOWNSTREAM OF CROSS DAM  
 8 MINUTES TO FLOOD STAGE  
 16 MINUTES TO WASH FLOW  
 PEAK FLOW 2,328 CFS  
 PEAK ELEVATION 5,666  
 PEAK WATER 22.10'



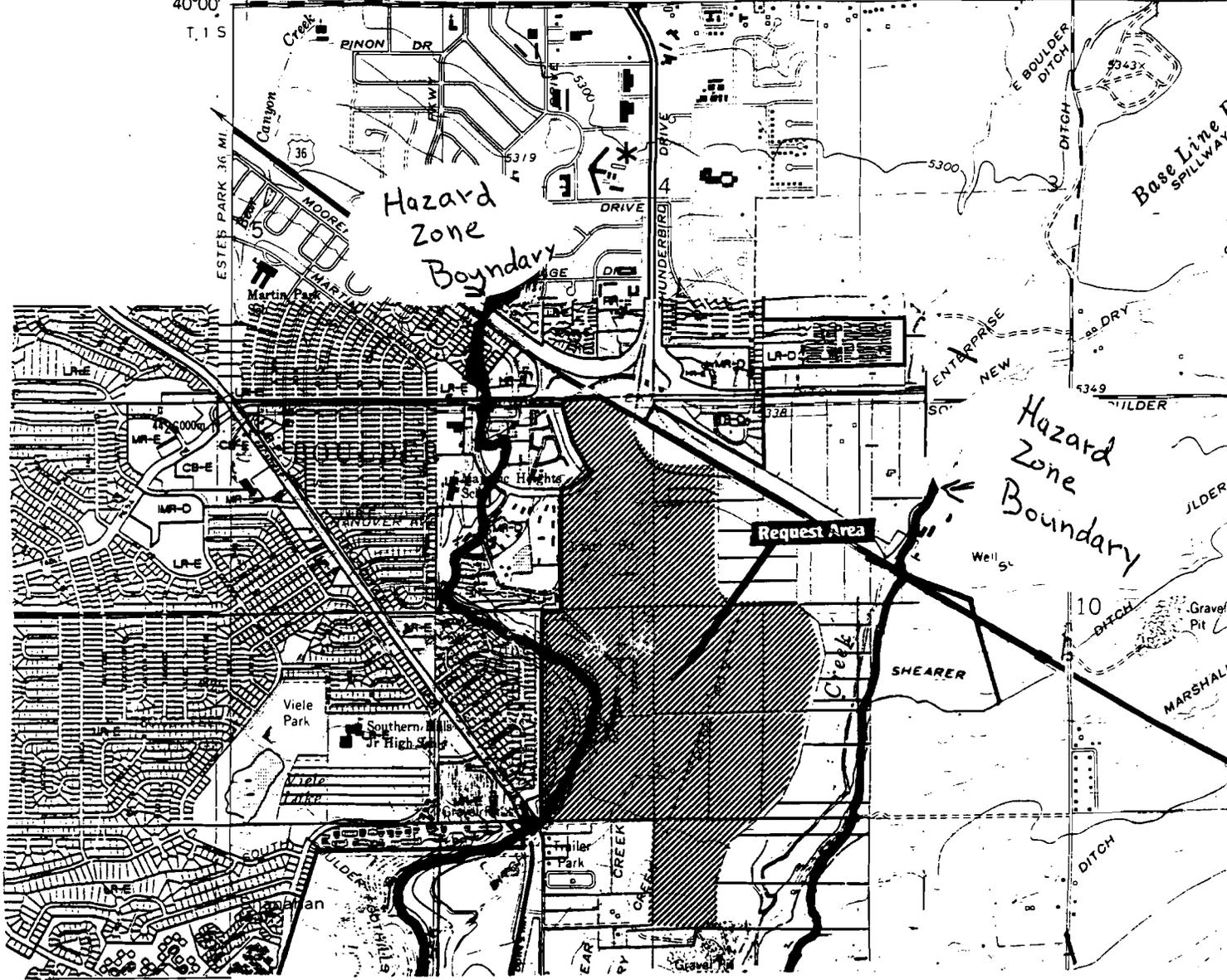




1964 (11 SE BOULDER)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

105°15' 40°00' T.1 S 479000m. E. 480 2 080 000 FEET (CENTRAL) 482 12'30"



Gross Dam Failure  
Inundation Study

~~TURNPIKE~~  
~~13.27 MILES DOWNSTREAM OF GROSS DAM~~  
~~19 MINUTES TO FLOOD STAGE~~  
~~29 MINUTES TO PEAK FLOW~~  
~~PEAK FLOW = 1,387,000 c.f.s.~~  
~~PEAK ELEVATION = 5364~~  
~~PEAK STAGE = 24 ft.~~

Original Inundation Study  
On file at Colorado Office  
of Emergency Services

- PROJECT NAME:  
Women of the West/South Boulder Creek Annex.
- LOCATION:  
near SW corner of Hwy. 36 and Table Mesa
- APPLICATION & PROPOSED DEVELOPMENT:  
AZ-95-2 - ANNEXATION/INITIAL ZONING
- ZONING:  
County (Boulder County Zoning)
- APPLICANT:  
Flatiron Park Company
- CASE MANAGER/STAFF CONTACT:  
Alice Royer



**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from George Weber -  
**Date:** Thursday, December 15, 2016 5:05:13 PM

---

Boulder County Property Address : 1275 Chambers Drive  
Name: George Weber  
Email Address: gw@gwenvironmental.com  
Phone Number: (303) 494-8572  
Please enter your question or comment: Planning Commissioners and Supporting Staff --

Please add to the BVCP Update Process 'issues for consideration list' that the:

- Flatirons property (i.e., South Campus) site is located within the High Hazard Gross Dam potential failure hazard zone'.

Professional judgments deem potential High Hazard Gross dam failure as having a low probability of occurring. Nevertheless, the issue is serious enough that the State of Colorado requires dam owners, in this case the Denver Water Department (DWD), to project the magnitude and spatial extent of flooding due to potential failure, and to prepare Emergency Action Plans (EAP) for responding to potential failure. The BVCP update process needs to identify and account for this hazard issue in analyses and subsequent decision-making related to future land use of the Flatirons (South Campus) site.

Questions for BVCP Update Process agency and citizen decision-makers consideration, and discussion and documentation follow.

#### QUESTIONS FOR BVCP UPDATE PROCESS AGENCY AND CITIZEN DECISION-MAKER CONSIDERATION

1. Is the engineering design for CU's improvements to its berm intended to protect the mined gravel pits sufficient to accommodate potential High Hazard Gross Dam failure flood waters as depicted in the most recent and available assessment of potential hazard? Please note that the State Engineer's 1988 hazard map for the 'Turnpike' segment, which encompasses the Flatirons (South Campus) property, shows the modeled inundation zone over-topping the berm as it existed at the time of this study.

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Thank you for your consideration --

George Weber  
George Weber, Inc. Environmental  
[www.gwenvironmental.com](http://www.gwenvironmental.com)  
303-494-8572 - [gw@gwenvironmental.com](mailto:gw@gwenvironmental.com)  
1275 Chambers Drive, Boulder, CO 80305

Attach a photo or document (optional):

[https://bouldercounty.wufoo.com/cabinet/ejdtMngz/tmX1xyYqLc4%3D/gross\\_dam\\_potential\\_failure\\_study\\_123188.pdf](https://bouldercounty.wufoo.com/cabinet/ejdtMngz/tmX1xyYqLc4%3D/gross_dam_potential_failure_study_123188.pdf)

- 828.58 kB

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**From:** [Kleisler, Philip](#)  
**To:** [Harlin Savage](#)  
**Cc:** [BVCPchanges](#); [City of Boulder Planning](#); [Ellis, Lesli](#); [Helen Burnside](#)  
**Subject:** RE: CU South Questions  
**Date:** Monday, January 30, 2017 11:31:46 AM  
**Attachments:** [image001.png](#)

---

Ms. Savage,

No, the public requests for changes to the Boulder Valley Comprehensive Plan closed in Aug. 2015. As such, staff is not considering additional requests for land use changes. The CU South process was designated early in the project as it's own unique track in recognition of the additional site suitability analysis and public engagement required. This was discussed in August 2015 and again a few months later in December 2015.

Even with that said, there are still ample opportunities to provide input. Please feel free to send your comments directly to me, which will be reviewed by staff and uploaded to the project webpage. The CU South track also requires review and approval by the city and county bodies; public testimony will be taken at each of those meetings as well.

I hope this information is useful and thank you for your interest in the Boulder Valley Comprehensive Plan!

**Phil Kleisler**  
**Planner II**



**City of Boulder**  
**Planning, Housing and Sustainability**

O: 303-441-4497

[kleislerp@bouldercolorado.gov](mailto:kleislerp@bouldercolorado.gov)

Department of Planning, Housing and Sustainability  
1739 Broadway | PO Box 791 | Boulder, CO 80306  
[Bouldercolorado.gov](http://Bouldercolorado.gov)

---

**From:** Harlin Savage [mailto:harlin.savage@gmail.com]  
**Sent:** Friday, January 27, 2017 1:56 PM  
**To:** Kleisler, Philip <KleislerP@bouldercolorado.gov>  
**Cc:** BVCPchanges <BVCPchanges@bouldercolorado.gov>; City of Boulder Planning <planning@bouldercolorado.gov>; Ellis, Lesli <EllisL@bouldercolorado.gov>; Helen Burnside <helenburnside@gmail.com>  
**Subject:** Re: CU South Questions

Thanks for your response!

I did not see an answer to my question as to whether a government entity, such as the City or County of Boulder, or a State entity, such as CU, could propose a land-use designation change AFTER the deadline for the public to do so has ended.

And if the answer to the above is “yes,” are there any requirements for public input or a public hearing on a land-use designation change requested after the deadline as described above?

Would you be able to provide that information?

Thank you.

On Jan 24, 2017, at 2:09 PM, Kleisler, Philip <[KleislerP@bouldercolorado.gov](mailto:KleislerP@bouldercolorado.gov)> wrote:

2. I am also trying to determine whether it is now too late to propose land-use designation changes? I assume that it is too late but I would like confirmation.

Can a resident propose a change now?

Can a local government entity make a change now?

Can a state institution make a change now?

Harlin Savage  
Communications/Development Consultant

1050 Tantra Park Circle  
Boulder, CO 80305  
Ph: 303.554.8946

Email: [harlin.savage@gmail.com](mailto:harlin.savage@gmail.com)  
<http://goo.gl/koZ5b>

**From:** [Ruth Wright](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** Study Session about the BVCP and CU South site suitability at 3:30 p.m. on Tuesday, January 31st  
**Date:** Monday, January 30, 2017 1:31:49 PM  
**Attachments:** [South Boulder Creek - Ruth's Review of CH2MHILL Drainageway Plan for Planning Board 1-19-17.pdf](#)  
[South Boulder Creek - Ruth's 3-minute speech 1-19-17.docx](#)  
[South Boulder Creek - Fitzpatrick Planning Board.docx](#)  
[South Boulder Creek - Ruth on Annexation 1-24-17.docx](#)

---

Dear Boulder County Commissioners,

I have developed some information on CU South and the proposed huge flood mitigation problem on South Boulder Creek. Some of it may be pertinent to your study session.

I am attaching four brief documents that I prepared for the City Planning Board and City Council on this very important subject. The subject of one of the documents is the potential annexation of the CU South Campus by the City. I hope that they are sufficiently concise so they don't take up too much of your precious time.

I plan to attend your 3:30 p.m. meeting.

With warm regards,

Ruth Wright

PS Boulder County attempted to control CU South Campus using its 1041 powers. However, in 2001 CU sued Boulder County (Boulder District Court Case No. 2001CV1896 - Regents of the University of Colorado v. Board of County Commissioners of Boulder County) and lost.

**South Boulder Creek Major Drainageway Plan – Alternatives Analysis Report, CH2MHILL, July 2015**  
**Background for Boulder Planning Board Meeting, January 19, 2017**

My name is Ruth Wright, 1440 High Street, Boulder, 303-443-8607. See Attachment.

First of all, let me say that I fully support implementing a strong and adequate flood control solution for South Boulder Creek. A flood here has disastrous implications for people and property, as we have seen in the 2013 rains and flooding. We have been discussing and planning for decades. It is time to start implementing.

However, Option D is flawed:

1. Option D is not a solution because it is based on a 100-year flood criterion, with two levees protecting residential development.
2. Larger floods on South Boulder Creek will occur -- that is a certainty.
3. The two levees involved are:
  - (1) The so-called "berm" partly surrounding the CU South Property, designed for the 100-year flood.
  - (2) The huge levee adjacent to Highway #36 proposed to be 29.5 feet high, which is immediately upstream of the West Valley,
4. Larger floods will someday come roaring down South Boulder Creek, overtop these 100-year flood levees with loss of lives and enormous property damages. Overtopping may even cause collapse of the levees themselves, with catastrophic results.
5. Depending on these levees, administrators and citizens may be lulled into complacency, the levees would result in increased development in the floodplain, resulting in even MORE flood loss potential.
6. There is still time to avoid these results , while these flawed plans are still unrealized -- nothing has been built, no engineering designs have been produced, millions of dollars have not yet been spent, no housing or other developments have been built in CU South and no additional development has occurred in the West Valley.
7. Let us take a pause and reconsider: we have enormous amounts of information that can be used to do it right, basing the plans and designs on at least a 500-year flood.

Now, the details

1. What is wrong with basing flood control on the 100-year flood, more appropriately called the "one-percent-chance of flooding in any year". That means that if you live in your home for 20 years, you have a 20% chance of being flooded. After years of flood damage throughout the U.S. , the federal

government adopted a program to create floodplain maps based on the 100-year flood (FIRM: Federal Insurance Rate Maps) Limited development was permitted, and heavily subsidized flood insurance was required. Building of levees continued. But it all backfired. National flood losses have increased. In 1996 FEMA reported that flood hazard losses had quadrupled from 1985 to 1995. By century's end, half of the nation's flood losses resulted from floods larger than the 100-year events. Why? Because it did not stop development in the 100-year floodplains, and encouraged building in the "protected" larger floodplains behind the levees. In 2006, FEMA's David Maurdstad said:

"No levee system will provide full protection from floods. Levees are designed to provide a specific level of protection, and they can be overtopped in larger flood events. People need to be aware of the risks they face living behind levees – including levees credited as providing protection from the one percent annual chance flood." WE SHOULD NOT BE USING OUTDATED CRITERIA THAT KNOWLEDGEABLE PROFESSIONALS KNOW ARE INADEQUATE . IT IS WRONG TO USE THE 100-YEAR CRITERION FOR LEVEES DESIGNED TO PROTECT LIVES AND PROPERTY.

- Note Table 3-4 below. It shows columns of peak flows for various locations and various events, from the 2-year through the 500-year event. I have circled the flow used for Option D, i.e., the 100-year flows. Now note the 200-year and 500-year flows. They are considerably higher, showing that these larger events would definitely overtop the proposed levees. We have already had storms of greater than 100-year frequency, like on the Big Thompson with huge loss of lives, and the Ft. Collins flood in 1997, which caused \$130 million in damage on the CSU campus alone. (There the City had just implemented its 100-year flood protection projects!) HOW CAN WE, WITH GOOD CONSCIENCE, SPEND MILLIONS OF DOLLARS ON A PROJECT THAT WILL NOT ADEQUATELY PROTECT OUR CITIZENS?

TABLE 3-4  
 Mike 11 Peak Flow Results  
 Taken from Table 22, Climatology/Hydrology Report, (HDR February 6, 2007)

Event	Simulated Discharge (cfs)										
	FFA Discharge	Eldorado Gage		Hwy-93		US-36		Baseline Road		Confluence	
			TStorm	GStorm	TStorm	GStorm	TStorm	GStorm	TStorm	GStorm	TStorm
2-yr	550	670	1000	870	1350	910	1420	1020	1580	1020	1610
5-yr	952	1060	1330	1300	1930	1390	2040	1680	2260	1680	2310
10-yr	1360	1310	1520	1770	2270	1950	2400	2400	2660	2440	2710
25-yr	1910	2280	1800	3270	2760	3510	2930	3980	3240	4020	3310
50-yr	2910	2640	2020	3770	3130	4030	3330	4560	3690	4620	3710
100-yr	3970	4520	2230	7120	3490	7690	3710	8770	4120	8910	4210
200-yr	5360	6210	2450	9520	3870	10090	4120	11090	4580	11100	4610
500-yr	7930	7400	2735	11360	4360	12030	4640	13170	5160	13130	5210

CU South Campus.

The earthen levee (usually called “the berm”) surrounding much of the CU property was certified by FEMA in \_\_\_\_, resulting in 308 acres west of the levee to be “removed” from the regulatory floodplain and not included in the latest FIRM (Flood Insurance Regulatory Map). CU bought the property in 1996 from the Flatirons Company, which had excavated many tons of sand and gravel from the area, lowering it by at least 15 feet below the rest of the South Boulder Creek floodplain. While it has been minimally used for recreational purposes, it is now proposed for housing and possibly much more. An Urban Drainage and Flood Control District (UDFCD) resolution dated March 2007 states: “The District strongly discourages local governments with the District from authorizing or permitting the use of levees in regard to new development of flood hazard areas.” I think the proposed housing violates the resolution. The District position is that if the “berm” were built now for the purpose of removing undeveloped land from the floodplain, it would not be permitted; however, the “berm” was certified before the adoption of the resolution. I would argue that the goal of the resolution is to prevent loss of life and property. The land is still empty and free from development, and ALLOWING HOUSING BEHIND THE “BERM” VIOLATES THE SPIRIT AND GOAL OF THE RESOLUTION.

The earthen levee proposed adjacent to Highway # 36 will be 29.5 feet high with an elevation of 5365 feet. IT SHOULD BE BUILT TO THE STATE STANDARDS FOR HIGH HAZARD DAMS. A “High Hazard Dam” is a dam for which loss of human life is expected to result from the failure of the dam.

Option D proposes additional excavation to provide fill to raise 31 acres to a height of 5365 feet. This is the exact same height as the levee along Highway #36 . OBVIOUSLY IF AND WHEN THE HIGHWAY # 36 LEVEE IS OVERTOPPED AND BREACHED, ANY HOUSING ON THE 31 ACRES COULD BE DAMAGED.

Detention is an important aspect of the solution to flooding in the West Valley. The Detention Pool Storage on CU South is designed to hold 371 acre feet. It is difficult to figure out where this precise number came from. Also, the report is not clear about the likely blocking of South Boulder Creek at the Underpass below Highway #36. Often flood waters carry debris like tree limbs, trash, even cars and mobile homes. This could add additional water to be diverted into the detention pool . ARE 371 ACRE FEET OF STORAGE ADEQUATE? And do the 371 acre feet include the hole being excavated to raise the 31 acres to the 5365 feet level? THE 371 ACRE FEET OF DETENTION SHOULD NOT INCLUDE SOME OR ALL OF THE EXCAVATION HOLE BECAUSE IT WOULD PROBABLY BE AT LEAST PARTIALLY FILLED WITH GROUNDWATER, LIKE THE TWO EXISTING PONDS ON THE PROPERTY WHICH ARE SUPPLIED BY GROUNDWATER. ARE THERE ADDITIONAL OPTIONS FOR DETENTION UPSTREAM OF HIGHWAY # 36?

THE WEST VALLEY, DOWNSTREAM AND NORTH OF HIGHWAY # 36.

The main objective of the CH2MHILL Plan is to protect the West Valley, where recent flooding has been devastating. The West Valley includes the Frasier Meadows senior facility.

The major problem with Option D is, once again, that it is based on the flawed 100-year flood criterion. INCREDIBLY, ON PAGE VI-1 THE REPORT STATES "THE WEST VALLEY IS GENERALLY FREE OF A SIGNIFICANT FLOOD THREAT UNTIL US-36 OVERTOPS AT AROUND THE 100-YEAR FLOOD" ! Are we talking about the same 100-year flood? That is exactly the problem I am trying to avoid by pushing for the 500-year flood protection level. PEOPLE RESIDING IN THE WEST VALLEY ARE BEING MISLED INTO BELIEVING THAT THE PROPOSED PROJECT WILL PROTECT THEM. THEY DESERVE BETTER.

See the maps on Figure 10-4 through Figure 10-7, which show the existing 100-year floodplain, and the floodplain after project completion. The concern here is the land that is now included in the regulatory 100-year flood plain will be removed from regulation and the FIRM (Flood Insurance Rate Map). The result is that these properties could legally be developed more extensively, thereby putting more lives and property at risk. All the comments above regarding flood losses due to greater floods would be applicable. INSTEAD OF THE PROGRESSIVE CITY WE THINK WE ARE, BOULDER WOULD BE JUST ANOTHER CITY THAT IS RAISING THE NATIONAL FLOOD LOSSES RESULTING FROM FLOODS LARGER THAN 100-YEAR EVENTS.

## CONCLUSION

We still have the time to do this right. We have exhaustively studied the issues and have all of the facts necessary to revise the proposal. However, we should also keep in mind the wise words of Dr. Gilbert White, the father of floodplain management, who wrote "Floods are 'acts of God', but flood losses are largely due to acts of man", and his basic tenet was, "keep people away from flood waters, instead of trying to keep floodwaters away from people."

Finally, CITY OF BOULDER : DO NOT ANNEX THE CU SOUTH CAMPUS UNTIL YOU HAVE AN AIR-TIGHT AND BINDING CONTRACT WITH CU WHICH SPELS OUT ALL OF THE DETAILS ON CU'S USE OF THE PROPERTY. After annexation, the City loses its regulating authority because CU is a State entity.

ATTACHMENT

Ruth M. Wright

Received Juris Doctor from the University of Colorado Law School in 1972.

In 2003, was appointed by the Boulder City Council to join City Manager Frank Bruno to participate in a CU/City Steering Committee for the purpose of negotiating a Memorandum of Understanding between CU and the City regarding the use of the CU Boulder South Campus. Judge Richard Dana was the Facilitator. Frank Bruno and Ruth were advocating for limited uses that would accommodate flooding, such as tennis courts, bleachers, trails, etc. However, after several months of what appeared to be fruitful discussions, the University of Colorado summarily dismissed the Committee.

Wrote chapters in manuals on drainage and flood control law, covering Oklahoma, Wyoming, Montana and Colorado.

Co-authored with Kenneth R. Wright a paper on Non-Structural Urban Flood Control for the ASCE National Convention, Denver, Colorado, November 1975.

(Ruth Wright's 3-Minute Comments to Planning Board, 1-19-17)

My name is Ruth Wright, 1440 High Street, Boulder.

I submitted comments yesterday which I hope you all received. I had too much to say in 3 minutes, and it technical stuff takes some time to absorb.

My main objection to Option D is that the entire solution is based on the 100-year flood – actually a one-percent chance of flooding in any year.

When the federal program was adopted decades ago, it was innovative, and the 100-year criterion appeared to be reasonable. Its purpose was to be able to pass floods with minimal damage. It is really an insurance program, based on a federal insurance map. You abide by the requirements, you buy the subsidized insurance, and if you are flooded, you are paid. What has happened over the decades, however, is that people used the money to **rebuild** in the floodplain—after all, “the 100-year flood won’t happen again in our lifetimes.” It also incentivized building beyond the 100-year line, and building levees. What had been agricultural land, as the nation grew, became developed land. So when floods swept through, there was even a greater damage and loss of lives than before the program. **But it took many years to get the statistics that showed the program was a bust and counter-productive to its goals.** But even now, bureaucracies up and down the line are entrenched and rigid. It is not easy to turn around the ship of state.

Flood control professionals usually speak of four categories of flood probabilities: the 100-year, the 500-year, the Maximum **Probable** flood, and the Maximum **Possible** Flood. The Colorado State Engineer has Dam Safety Standards that require that High Hazard Dams be built to withstand the Maximum **Probable** Flood. A High Hazard Dam is a dam for which loss of human life is expected to result from the failure of the dam. On page IX-1 of the Drainageway Plan, the engineers recognize that the levee at Highway #36 will be classified as a High Hazard Dam.

So the 100-year criterion is inadequate and outdated, and has disastrously increased flood losses of life and property throughout the nation – and yet here, we are – about to embark on a 44 million dollar project based on that criterion. We should be using the 500-year flood frequency, and the engineers already have all of the basic facts to do this. **This is not an engineering decision – it is a policy decision. It is up to us, as a city, to make that policy decision.**

PLEASE reconsider. This is the City of Boulder – intelligent and thoughtful decision-makers, progressive, up-to date, a model for other communities. Protect our citizens as they deserve, don't lull them into complacency and a false sense of security – only to be stunned, shocked and damaged by the next big one.

Finally, do NOT annex CU South Campus before you have a binding, detailed contract with the University of Colorado.

**Statement by Susan Kirkpatrick, former Mayor of Ft. Collins, to Planning Board, Regarding South Boulder Creek/CU South Campus, January 19, 2017**

Good evening. My name is Susan Kirkpatrick and I reside at 210 W. Magnolia St in Fort Collins. I am here tonight at the invitation of my colleague and friend Ruth Wright. Ruth and I were founding members of the Great Outdoors Colorado Board in 1994. I am also a former Mayor and City Councilmember in Fort Collins.

In preparation for your Joint Study Session with your City Council on January 24, 2017 regarding the CU South land use, I urge you to reject Option D that is identified in the materials for Flood Control for South Boulder Creek.

My recommendation is based upon real experience in Fort Collins in the mid-1990's and that is why I made the trip tonight to speak with you.

During the time I served on City Council and as Mayor, Stormwater masterplans were developed to assist the community with this very important interface between humans and nature. Our early stormwater upgrades were designed to account for the 2 to 100 year flows. Unfortunately, in 1997, the community received between 10-14" of rain over a 30 hour period. The

runoff exceeded the 100 and even 500 year flows in some locations.

Five people died and 54 were injured in the 1997 flood. Colorado State University's Morgan Library flooded and 425,000 volumes were damaged along with textbooks in the bookstore for the fall semester.

In 2004, the Fort Collins floodplain maps were completely revised using new rainfall criteria. The community has redoubled its efforts for stormwater management. Stormwater management is one of the hidden quality of life factors in a great city. Our experience in Fort Collins is a cautionary tale for you as you prepare for your study session next week.

I was so impressed when I read the materials provided to you by the staff for the City of Boulder and I commend you for your community's leadership in land use practices and citizen engagement. It is a challenge to balance all of the competing community interests. In this instance, I urge you to take a more cautious approach to Flood Control planning in the study area and recommend plans that are compatible with 500 year flood events. The 100 year flood is not sufficient to protect the health, safety and welfare of your community members.

To: Members of the Boulder City Council and Planning Board

From: Ruth Wright

**Subject: Annexation of CU South Campus by the City of Boulder.**

Date: January 24, 2017

**What will CU develop on the CU South Campus ?** Vice Chancellor Francis Draper tells us in a forthright manner that future development might include faculty and staff affordable workforce housing, graduate student housing and/or upper division undergraduate housing incorporated into academic villages, and academic, instructional and research facilities – the typical university campus activities extended to the South Campus.

**If you disagree with some of those facilities being placed on the South Campus, please move with great caution on the proposed annexation of the CU property.** As you probably know, once the property is annexed, the City loses its regulatory powers because CU is a state institution. However, BEFORE annexation the City and CU are both public entities that have the authority to contract with each other. I checked this out with CU Law School Professor Emeritus Howard Klemme, a leading authority on municipal home rule powers.

**The more specific the better.** A simple agreement that states that CU agrees to the body of regulations in effect at the time of the agreement is not enough. It takes hard, decisive and specific details in a Memorandum of Understanding, or the City will be endlessly in court as CU debates the specifics of its development rights on South Campus. And the City will probably lose. Boulder County attempted to use its 1041 powers to regulate “CU South”. CU went to court and won.

**What we are experiencing now is a repeat of what was going on in the early 2000s.**

An extensive engineering report (Taggart) was prepared, sponsored by four entities: The City of Boulder, Boulder County, the Urban Drainage District and CU. Lots of controversy ensued. Citizens were suspicious and demanded involvement. There was much disagreement. Finally the City and CU decided to create a CU/City Steering Committee. That too was controversial because CU insisted that it meet in private. Citizens howled, the Boulder Daily Camera joined the fray with an editorial: “Contagious stealth—City Council blunders into CU’s secret domain.” The Council backed off, but within a week was back on board because CU would not

negotiate in public. Unexpectedly, I was asked to be on the Steering Committee. A memo dated from City Attorney Joe de Raismes to Mayor Will Toor (10- 29- 2002) stated:

“The City team recommended that former Representative Ruth Wright be invited to participate, in order to lend credibility to the process. The University team responded: “If it helps, Ruth Wright would be fine.” Ruth Wright confirmed her willingness to serve” but wanted it clear that she would speak her own mind and stated : “People of good will can get together and come up with a solution . . . If we lose this opportunity now, there will be many more years of conflict.”

So began several months of negotiations, involving, if I remember correctly, CU’s Paul Tabolt and Charlie Sweet, with former Judge Richard Dana as our mediator. City Manager Frank Bruno and I advocated for floodplain uses at CU South, such as tennis courts, bleachers, tracks and trails, parking -- uses that would not obstruct the floodplain, endanger lives or cause damage to facilities. We seemed to be getting there, when quite abruptly, higher- level CU administrators interrupted a meeting to abruptly tell us that the CU/City Steering Committee meetings were over. Period.

**And so here we are, 15 year later, debating these questions all over again.** I am a big supporter of CU and a grateful alumna of the Law School. But on this issue, **I URGE TOUGH, DETAILED NEGOTIATIONS RESULTING IN A BINDING AGREEMENT, IF AND WHEN THE CITY DECIDES TO ANNEX, IN ORDER TO AVOID PROTRACTED COURT CASES WITH JUDGES DECIDING OUR FUTURE BASED ON STATE SOVEREIGNTY.**

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#191]  
**Date:** Sunday, January 15, 2017 9:32:00 PM

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Name \* Jahnvi Brenner

Email \* [jahnvi@gmail.com](mailto:jahnvi@gmail.com)

Address (optional)  4624 Gordon Drive  
Boulder, CO 80305  
United States

This comment relates to: \* CU South

Comment: \*

The City and County should not succumb to the pressure from CU to annex CU South in exchange for using some of the land to pursue Alternative D for flood mitigation. The city and county should decouple these decisions in order to ensure they have the most cost-effective and viable solution to flood mitigation.

I believe this is a short-sighted plan that puts the safety of Boulder residents at risk.

Alternative D calls for building a 3 story dam at the south end of the property. A dam is a temporary barrier for water. What if the water were to overtop the dam in the event of a 100 or 500 year flood? This dam proposal does not follow the thinking of the experts in flood loss avoidance. Also, Alternative D has only had rough cost estimates to date. If the actual plan comes in over estimates, this would make this solution financially unviable for the city.

The land at CU South is currently a natural floodplain. Experts have suggested using much of the land as a natural floodplain instead of developing most of it and creating a dam. CU has done some work to construct a berm and put in drainage to protect some of this land--likely the land they want to develop. What is the impact of this development (and future development) to the downstream community? The plans CU has mentioned include student and staff housing. I don't want CU students and staff to live in a floodplain.

Flood mitigation is a critical issue that requires thoughtfulness and putting what's best for the entire community ahead of what's best for one part of the community.

CU is a critical part of the Boulder community, and should be invested in the flood mitigation solution that is the most effective at a reasonable cost in protecting the lives of our citizens. To date, it doesn't seem like that has been a concern given their actions. The City should uphold their responsibility to the citizens of Boulder and look at other options more thoroughly before acting on this one.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

# Boulder Valley Comprehensive Plan - CU South Public Comments



Earlier this year the City of Boulder began a public dialogue with the community, stakeholders and University of Colorado Boulder about the future of the CU Boulder site. This process is intended to inform changes to the Boulder Valley Comprehensive Plan land use designations and may help inform future annexation and agreements between the city and the CU Boulder relating to future development.

Many people have taken the time to offer input about the future direction of the CU site. Some common themes are described below, followed by a compilation of all comments the city has received. To respect privacy, personal contact information has been removed.

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## Common Themes of Public Input:

Below are a handful of common themes seen throughout the project. Over 50 emails and letters have been received since September 2016 on this project and 76 residents provided feedback via comment cards during the September 26 open house. To weigh in on this project yourself, please email [BVCPCchanges@bouldercolorado.gov](mailto:BVCPCchanges@bouldercolorado.gov).

### Flood Mitigation

- Many comments focused solely on flood mitigation on the CU South site, primarily concerning the public safety risks of future flooding.
- Residents commented that flood protection measures on the CU South site should be expedited.

### Open Space Conservation

- There is general agreement that CU Boulder should protect and conserve land for open space on the site.
- Viewsheds and wildlife emerged as important considerations.

- Many residents commented that sensitive environmental areas and portions of the site critical to wildlife habitat should remain undisturbed by future development.

### Trail Access

- Most prefer that existing trails remain available to the public regardless of how the site is developed.
- The CU South site offers one of the only flat hiking opportunities in Boulder, which is particularly helpful for children and elderly residents.
- CU South is one of the few cross-country skiing sites in Boulder.

### Traffic and Congestion

- A common concern among nearby residents in the Table Mesa area is traffic congestion. Numerous comments describe nearby streets as becoming increasingly congested over the years and therefore may be unable to accommodate more traffic from the CU South site.
- Some residents think that access site may be problematic.

### Site Uses

- Some residents commented that any level of development on the CU Boulder site is not appropriate and would negatively impact surrounding neighborhoods. Others prefer to have a better understanding of development intentions prior to changing a land use designation.
- Some commented that CU Boulder should consider workforce or faculty housing on the site.
- Residents in the Table Mesa area, particularly those adjacent to the CU South site, are concerned about future development impacting views from their properties.

### Additional Information:

- Please visit the project webpage (<https://bouldercolorado.gov/bvcp/cu-south>) for additional information such as meeting dates and recent studies.
- In August 2015, City Council accepted the [South Boulder Creek Major Drainageway and Flood Mitigation Plan](#) that included several options that were used in portions of the CU South property for flood mitigation. The preferred design relating to the CU South site has informally been referred to as [Option D](#).
- A recent [site suitability analysis](#) identifies areas on the site that are potentially suitable for development and areas that should be preserved.
- The City received a [preliminary transportation and access analysis](#) in September and is aiming for additional analysis with CU Boulder, including potential traffic impacts, later this year.
- Many residents would like more detailed information about CU Boulder's future development plans for the site. Some comments include requests for specific land uses, site development standards and impacts to existing views. There are no immediate plans to develop the property, but CU would like to have the ability to plan for the property's future, annex the property, and potentially develop portions of it. Feedback received through this process will help inform future agreements between the City and CU at the time of annexation. These agreements will establish guidelines that future development will meet, such as land uses, building location, vehicle and pedestrian circulation, and landscaping.

## Emails & Letters

<b>E-mail Date</b>	9/14/2016
E-mail Detail	<p>To the Council:</p> <p>The studies re the impacts of development on the CU South Campus site finally came out only a day or two ago. Thus, both the OSBT (on Wednesday) and the Planning Board (on Thursday) are supposed to review and comment on this material with essentially zero lead time. And of course those citizens who want to be involved will first have to know that this material is now available, after numerous delays, and then read it, absorb it, discuss it, and then provide input on it, all within a very, very abbreviated period.</p> <p>This process does not work. As you all know (or should know), once the initial direction is set, it's almost impossible to alter course. So you all should tell your staff to table any hearings on this material until both the ordinary citizens and those on the boards have a chance to properly consider this. The possible development of CU South is a VERY big deal and will certainly have a lot of issues that need to be worked over. It deserves special consideration and very careful inspection, not this abbreviated and rushed process.</p> <p>Some of you may not remember, but this land was almost purchased by the City for Open Space, but CU managed to cut a deal behind the scenes to get this land. The County turned it down in a 1041 process review (I think that's the number). So it's not something that has been in the works as a development area, quite the contrary. It is an area that has had a lot of controversy surrounding it's use, and deserves serious and thoughtful analysis, not some rush job.</p>
<b>E-mail Date</b>	9/14/2016
E-mail Detail	<p>As a counterpoint to the City's concern for habitat and the natural environment, please view the attached slides of the work CU performed to destroy existing and emerging wetlands on the depleted Flatiron Gravel Pits (CU South). These slides illustrate CU's lack of respect and concern for good environmental design. The Daily Camera quote on the last slide is a good example of disingenuous statements made by the CU representative for the site. You can expect more of the same.</p>
<b>E-mail Date</b>	9/14/2016
E-mail Detail	<p>Hello, Council Members: as amendments to the Comp Plan are formulated, let me emphasize the importance that the amended Plan NOT be inconsistent with the timely construction of the ( Council approved location) flood control/retention dam located primarily on UCB's South Campus. This structure is critical to taking much of southeast Boulder out of the 100 year flood plain, mitigating against loss of life and reducing residents' flood insurance premia by hundreds of thousands of dollars per year.</p> <p>In the case of one major institution in southeast Boulder, Frasier Meadows Retirement Community (FMRC) of which I am a resident, timely construction of the flood control/retention dam would reduce the probability of loss of life from a Sept. '13 type event (close and very lucky in Sept 2013),</p>

	<p>preclude the need for FMRC's construction of a currently planned flood wall around that property at a cost of several million dollars, and save at least \$100,000 in FMRC's annual flood insurance premia. In addition, current flood plain constraints on construction on the FMRC campus would be eliminated.</p> <p>I write to you as a resident of FMRC and former member of Boulder's Water Resources Advisory Board, not in any official capacity.</p>
<b>E-mail Date</b>	9/14/2016
E-mail Detail	<p>As a counterpoint to the City's concern for habitat and the natural environment, please view the attached slides of the work CU performed to destroy existing and emerging wetlands on the depleted Flatiron Gravel Pits (CU South). These slides illustrate CU's lack of respect and concern for good environmental design. The Daily Camera quote on the last slide is a good example of disingenuous statements made by the CU representative for the site. You can expect more of the same.</p>
<b>E-mail Date</b>	9/21/2016
E-mail Detail	<p>The city of Boulder should purchase the necessary parts of this land to extend Foothills Pkwy around the homes in South Boulder to connect with Hgwy 93 south to Golden.</p> <p>This would eliminate a tremendous amount of traffic, from Table Mesa Drive and Cherryvale Rd of commuters using these routes to continue further south along Hgwy 93.</p> <p>This needs to be done while the land is still not developed, as it should have been done before CU bought this property. Where is the foresight of Boulder's planning?</p> <p>Do some traffic studies of Table Mesa Drive?</p>
<b>E-mail Date</b>	9/21/2016
E-mail Detail	<p>At what point in the planning process will staff have ears and attention to listen to concerns from Shanahan Ridge dwellers about the potential for negative impact from CU South lighting, and what may be done to protect against that potential?</p>
<b>E-mail Date</b>	9/21/2016
E-mail Detail	<p>This is likely a premature question but I thought I should ask: do you know what type of buildings might be planned for CU South-would it be housing for students or academic buildings and an extension of campus?</p>
<b>Letter Date</b>	9/21/2016
E-mail Detail	<p>I have lived in Boulder and attended the University of CO on &amp; off since the Seventies. The last 21 years I have been a home owner &amp; resident of South Boulder. I have witnessed the changes in our wonderful city first hand. Progress &amp; development are fine, but when they negatively impact the quality of life where I live, as I feel the proposed annexation &amp; development of South CU would do, I have to give my opinion.</p> <p>South Boulder along Table Mesa corridor has become extremely congested over the years. There was the loss of the swim club off of Martin Drive which gave way to an apartment building; the loss of the recruiting station on Table Mesa (ok, so that was an eyesore), and the addition of the Memory Care Facility; and</p>

	<p>all the development currently going on in the Table Mesa shopping center at Broadway. Traffic &amp; parking are becoming a nightmare. Granted, these properties were already developed, but the recent redevelopment has added great density. I would hate to see South CU given the recent redevelopment has added greater density. I would hate to see South CU given over to this obsession with packing more people into every available square in of Boulder!</p> <p>I'm in my sixties now, and my objection to this plan aside from congestion, not to mention the displacement of wildlife, is purely personal. When I was younger, I enjoyed the mountain trails. But now, with bad knees and less time, I enjoy having a place to walk several days a week that is close to my home &amp; easy on my knees. I could walk in my neighborhood, but that's not why I live in Boulder. I like the easy accessibility to trails. If I wanted to walk on sidewalks next to traffic I could live anywhere.</p> <p>I have found a community of friends at South CU. I may not know all their names, nor they mine, but we know each other by sight &amp; each other's dogs. We seem to coexist rather well with joggers &amp; bikers who also use the trail. It's a gathering place; literally a watering hole for our 4-legged companions. To begin most days there means everything to me. We greet the day with each other discussing everything from politics to fashion, business to pleasure, and everything in between.</p> <p>It's a place where I can enjoy the beauty of the seasons and feel like I'm a part of nature, without having to travel far from my home.</p> <p>It's part of what's so special about living in South Boulder.</p>
<b>E-mail Date</b>	9/23/2016
E-mail Detail	I am concerned that the first public meeting regarding developing this property is being held on the night of the presidential debate the date of which has been known for months.
<b>E-mail Date</b>	9/23/2016
E-mail Detail	<p>What are the plans for traffic mitigation?</p> <p>This is a heavily trafficed area now. Adding more cars will complicate this. Can US 36, Table Mesa Dr./South Boulder Rd, and 28th St. handle the additional traffic? Have you considered the traffic on game days or other special events at CU.</p>
<b>E-mail Date</b>	9/24/2016
E-mail Detail	<p>I'm writing to express my objection to CU South Development.</p> <p>Let's leave what makes Boulder unique: open areas without ugly, dense developments like the ones that ruined Golden.</p>
<b>E-mail Date</b>	9/24/2016
E-mail Detail	<p>We only learned today about the CU South proposal. We are unable to attend the meeting on Monday, but want to know a lot more about the logistics of getting people into and out of this new neighborhood. Our neighborhood, South Creek 7, abuts the project. We have one, and only one, access via Tantra off of Table Mesa. Along our route we have a middle school, making ingress and egress difficult at drop-off and pick-up times. To add many more households to this back up would be problematic. Rumors are 1000 new households, but I cannot verify that from your information. How many houses would be proposed if this project continues?</p>

	<p>There is also the consideration of the number of people who utilize the multi-use trails in this area and the wildlife that live there. This was one of our major considerations in purchasing a home in this area 10 years ago, and we greatly appreciate the views, the pathways, and the wildlife. We want to know a lot more about how any proposed changes would impact our ability to utilize these lands and how it would change the feel of our "wild" backyard".</p> <p>Thank you for your consideration and any information you can forward to me. I have read the information currently available on the website, but need to be kept in the loop on further developments, hopefully with more than 36 hours of notice before meetings.</p>
<b>Letter Date</b>	9/25/2016
E-mail Detail	<p>I am writing to implore the City of Boulder to protect the CU South Campus Open Space Park. This is a unique piece of open space that is heavily used by walkers, joggers, and Nordic skiers. While the City offers a number of incredible trails in the foothills, there are relatively few flat, natural trails that are accessible to our City's elderly, handicapped, and very young population. The CU South Campus Open Space trail is smooth and flat, making it the perfect location for people in wheelchairs, infants being pushed in strollers, and seniors who are not able to hike on steep, rocky trails.</p> <p>Not only is the CU South Campus Open Space Park an incredible recreational asset, it also protects an amazing ecosystem that is quite different from that found in the foothills. This open space in home to coyotes, deer, song birds, and prairie grassland, making it an invaluable addition to the land that has already been preserved by the City of Boulder.</p> <p>I understand that City's desire to create additional housing, especially low income housing. I wish the City would consider alternative measures to increase affordable housing within pre-existing neighborhoods. For instance perhaps the City could offer incentives to people who construct and rent granny units. Allowing multiple family to live in some of the City's larger homes could be another creative way to increase housing without taking away from Boulder's unique open space properties.</p> <p>I have been recreating in the CU South Campus Open Space for the past fifteen years and hope to continue to share this magical spot with my young child. Over the years my son has searched for cattails, learned about birds and enjoyed beautiful sunrises on this property. I thank you for your consideration.</p>
<b>E-mail Date</b>	9/26/2016
E-mail Detail	<p>I will be out of town on Sept 26 and can't attend the open house, so I'm sending you a brief comment.</p> <p>At a glance, I'm in favor of the city annexing CU South. As it is now, Boulder leash laws don't apply, so many dog walkers love it out there, but it's mayhem for people who don't want out-of-control off leash dogs being overly aggressive towards our own dogs and our own selves. I look forward to a day when leash laws and/or voice and sight rules apply to this CU south campus area to make it more welcoming for all people at and pets.</p>

	I do like the Boulder Nordic Club grooming the trails out there during snowy times. I hope that can still happen in the future, and skiing will be even better without out-of-control dogs, in my opinion.
<b>E-mail Date</b>	9/26/2016
E-mail Detail	<p>Dear Planning Board</p> <p>Thank you so much for this meeting tonight and for all the effort that went into these plans.</p> <p>I want to thank you specifically for the South Boulder Creek flood mitigation plans.</p> <p>My life was in danger at the flood three years ago. I lost 60-70% of my belongings, my house was devastated and the lower part totally destroyed. I incurred a shoulder injury that after 2 years of physical therapy, lots of time and money lost, had to be surgically repaired.</p> <p>We are still concerned for our safety and our lives.</p> <p>Please build the retention wall sooner then later.</p>
<b>E-mail Date</b>	9/26/2016
E-mail Detail	<p><a href="http://bcn.boulder.co.us/environment/fosc/history.html">http://bcn.boulder.co.us/environment/fosc/history.html</a></p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><a href="http://bcn.boulder.co.us">A Brief History of the Flatirons Property - bcn.boulder.co.us</a></p> <p>bcn.boulder.co.us</p> <p>Flatirons Open Space Committee, Boulder, Colorado, A Brief History of the Flatirons Property.</p> </div> <p>The individual listed as the author, Gary Wederspahn, no longer lives in CO. He is a very responsible and intelligent individual. In the past he ran the Peace Corps program in Peru or Ecuador (I don't recall which.)</p> <p>Please distribute this history widely, as you wish.</p>
<b>E-mail Date</b>	9/26/2016
E-mail Detail	<p>My name is [REDACTED] and I serve as the current board president for the Boulder Nordic Club (<a href="http://bouldernordic.org">http://bouldernordic.org</a>). I am introducing myself and the BNC to you because we are the entity who grooms (mechanically prepares) the CU South property for cross-country skiing when conditions permit.</p> <p>On this email are two additional BNC BOD members who are crucial to BNC operations at CU South.</p>

	<p>At this time, the BNC has no opinions nor intentions regarding the process that recently began around CU South. Importantly, the BNC defers to the property manager of the parcel who permits BNC operations.</p> <p>At your convenience, you may contact any of us anytime the BNC can aid in the efforts around CU South. I wish you luck in the public process and thank you in advance for your efforts.</p> <p>Kind Regards</p>
<b>E-mail Date</b>	9/26/2016
E-mail Detail	<p>I am distressed to learn - rather by accident - about the CU South Open House tonight. I am a neighbor on Tantra Drive and am surprised to have received no notice from the city about this. I received frequent mailings during the discussions about rezoning the former Armory site on Table Mesa, and would expect at least the same consideration for this rather larger-looming issue for our neighborhood.</p> <p>Unfortunately I have prior commitments and cannot attend. I have signed up for the planning emails to receive further notice, but want to register my disappointment at the lack of public notice about this meeting and specifically the lack of notice to neighbors (as well as the poor timing in conflict with a national presidential debate! )</p>
<b>E-mail Date</b>	9/26/2016
E-mail Detail	<p>Sorry to bother you but I didn't find a automatic email address to post to. My comment is that the university has loaned the city a much beloved recreational area in CUSouth over the past years, used by runners, walkers(with and without dogs) skiers and some, but fewer cyclists as part of larger trails.</p> <p>I hope that CU and the city reach an amicable agreement on the lands and that future plans include and maintain the recreation, as well as the conservation aspects of the site.</p>
<b>E-mail Date</b>	9/26/2016
E-mail Detail	<p>I can't make it to the meetings about the plan for the Cu-south property but I wanted to put in a vote for very seriously considering using some of the space for workforce housing for CU faculty and staff. The current faculty housing is in terrible shape, like college dorms, and faculty and staff are truly unable to afford to buy in Boulder so are moving to Longmont, Lafayette, Louisville. Having subsidized and market rate options for rental or for purchase on the cu south property will keep the community of CU workers living in Boulder and also can create great community among faculty and staff that doesn't happen the same way when people are spread out. If anything CU should help its own workers live in Boulder. Of course, open space, retail, park space, all this is good too. But CU has the opportunity to help CU's own employees and it should not pass up this opportunity. We want Boulder to be a place where academics and university staff live, not only a place that high tech types can afford.</p>
<b>E-mail Date</b>	9/26/2016
E-mail Detail	To whom it may concern,

	<p>I am a resident of South Boulder, at [REDACTED]. I'm unable to attend the Planning Board meeting tonight, so I wanted to register my opposition to the potential development of the CU South Campus Open Space. In no way will such a plan enhance Boulder. And it will certainly negatively affect the lives of all current residents on this side of town. One of the things that makes Boulder such a wonderful place to live is the town's embrace of Open Space. Development of the CU South Campus flies directly in the face of this. In addition, the problems related to a population increase (e.g., more traffic, more pollution, reduction of habitats for wildlife, etc.) will rob Boulder of the very things that residents love about it.</p> <p>If the town moves forward with its development plans, I can promise that I will fight it every step of the way arm in arm with my neighbors.</p>
<b>Letter Date</b>	9/27/2016
E-mail Detail	<p>Our family would like to voice the importance of the CU South open space park. This space is enjoyed daily by one of use, plus our lucky dog. It has become the highlight of our neighborhood!</p> <p>I love running on the amazing, soft dirt and skate skiing when condition permit. Our 3 yr old enjoys throwing rocks in the Lake. Our dog runs at full speed putting a smile on our faces.</p> <p>We love and appreciate that CU has allowed undeveloped areas in the heart of South Boulder and hope it can staff that way in the future! We were unable to make the meeting and hope the community voiced the importance of such an amazing place!</p>
<b>E-mail Date</b>	9/27/2016
E-mail Detail	<p>Need for quick action on the flood control part of the South Campus plans. Cheers!</p> <p>Hi, Leslie: (hope spelling is right!): I'll just attach the letter I sent to City Council last week. It's obvious purpose was (is) to urge quick agreement between City and CU on design and construction of the dam. Until the dam is in place, lives are at risk and very large costs to SE Boulder residents will continue.</p> <p style="text-align: center;">Many thanks.</p> <p><u>Attachment:</u> Draft letter to City Counsel re importance of adequate flood retention west of Route 36.</p> <p>Honorable Members of Council:</p> <ol style="list-style-type: none"> <li>1) As a member of WRAB, I was on the original task force along with Utility Staff and consultants that investigated some 8 to 12 alternative plans for mitigating the SBC flood threat. It was clear then that substantial flood retention west of Route 36 was a vital component of any effective SBC flood mitigation plan.</li> </ol>

	<p>2) The most heavily damaged area of the City were the neighborhoods of southeast Boulder, starting with Qualla Drive and extending along Thunderbird Drive to the Frasier Meadows Retirement Community.</p> <p>3) These areas were devastated by the torrents of water that built up and then over-topped Route 36.</p> <p>4) It is clear that substantial flood retention west of Route 36 is the only effective way of protecting from repetition of this flood pattern.</p> <p>5) City Staff and consultants are working to determine whether some design of storage areas could avoid the use of City Open Space for flood storage.</p> <p>6) Whatever the outcome of these studies, the City Charter tasks the City to promote public health, safety and welfare by minimizing flood losses...from uncontrolled storm water runoff.</p> <p>Hopefully, the City and University can quickly come to agreement on plans that meet these obligations in the most effective way.</p>
<b>E-mail Date</b>	9/27/2016
E-mail Detail	<p>I am an owner of a house in the Tantra park development. I would like to give you my feedback on the access proposed to the area where the development in CU South may happen.</p> <p>USING TANTRA DR AS AN ACCESS TO THE NEW PROPOSED DEVELOPMENT ON CU SOUTH IS A WRONG IDEA!</p> <p>I have leaved there for 15 years and raised my family. This neighborhood is one of the remaining little quiet spot in Boulder. By opening it to the access of new 800 units like it is proposed is going to destroy the quality life of that neighborhood and make it very unsafe for children especially the ones going to Summit school.</p> <p>This 800 units project is already going to have a huge impact in that neighborhood. You don't need to make it even more dramatic especially when looking at the plan, an access along the new beam- where the actual entrance of the land is- is totally possible and will have no impact on the "quiet and safe" actual Tantra dr.</p> <p>Why creating chaos when you have a total other option just there which will have no such bad impact?</p> <p>Could you please let me know why this option has not been chosen in a first place? Tantra dr is not meant to receive such a heavy traffic. Keep it safe and quiet, PLEASE! For our children and our elderlies (don't forget there is a new elders complex next to Summit school).</p> <p>I am looking for your answer.</p> <p>Please keep me informed in any news on this project.</p>

<b>E-mail Date</b>	9/30/2016
E-mail Detail	<p>I am writing to express my concern with regards to the proposed annexation of the CU South property. I attended the open house at St Paul's on Monday, September 26, and felt that very little was made clear about the situation surrounding the University's desire for annexation of the property. Upon completion of the meeting, I still had little understanding as to why CU is proposing annexation and land use changes...what is it that they are hoping to accomplish with this?</p> <p>Once the flood mitigation has been completed, will a larger portion of the property then be rendered safe for development? If so, how much of the property? Will there be any area left as open space? The current land use designation map likely holds no bearing on what the map will look like post-flood mitigation, and I would very much like to see this projected future map.</p> <p>Is CU hoping to sell the land back to the City, or do they want to develop it themselves? If they are developing it themselves, what and where are they planning to build? And if they are planning on selling all or a portion of the land back to the City, what would the future of the property be then? I am concerned that there is more going on here than the public is being told...it was concerning to me that CU, the very organization who is behind these requests, was not present for Monday's meeting.</p> <p>As someone who frequents the CU South open space daily, I would be absolutely devastated to see it developed. The flat trails at CU South are one of the few places I have been able to walk over the past several years as I have been struggling with ongoing knee issues. The time I spend with my dog on these trails is often the highlight of my day...the open space fills me and comforts me and makes me so grateful to live in this town. Boulder is such a special place with its open spaces spread throughout the city...the open spaces being the very feature that draw so many people here and make the area so desirable. In taking these spaces away, we are taking away the very element that makes Boulder what it is.</p> <p>I urge the City to do what it can to keep as much of this land intact as it has authority to. I will be in attendance at the meeting on October 20th, and I sincerely hope that the public will be given more information with regards to the plans that are in play for this property than we were given at the last meeting; I also hope we will be given a chance to dialogue with CU directly.</p>
<b>E-mail Date</b>	10/6/2016
E-mail Detail	<p>I am writing to thank you for your very informative presentation regarding the future of the Flatirons/CU South property. I went to the meeting simply looking for information (since the deceptive signs posted around the area had me a little worried), and came away feeling like I understand much more about the process, the stakeholders, and what the planning department is trying to accomplish. I am very impressed by the thoroughness of your process! I am</p>

	<p>really very impressed that you would take view-shed analysis into account, as well as wildlife migration patterns, when zoning the area in the future.</p> <p>I also was amazed at the intensity of the anti-development voice in the room (and at the rudeness of one concerned citizen who didn't even let the presentation get started before loudly complaining that he didn't know what the meeting was for). I, for one, just moved here from the San Francisco area and am all too familiar with what the future of Boulder looks like if the anti-development folks have their way all the time. People think the rent is too high now, but they have no idea how bad it can get. So, I applaud you in your efforts to develop responsibly.</p>
<b>E-mail Date</b>	10/10/2016
E-mail Detail	In your upcoming discussions of annexation of the CU South property I urge you to remember how fortunate Boulder was in avoiding deaths from the devastating flood of 2013. Those of us living in this area of potential future flooding urge your support of the annexation and also urge you to proceed in all due speed.
<b>E-mail Date</b>	10/11/2016
E-mail Detail	As a citizen of Boulder, I urge your support for annexation of the CU South for flood mitigation like what happened in 2013. Many people lost their cars at Frasier. The sooner something that is meaningful can be done, the better the situation for the people living in this flood plain regarding their health and safety as well as their property. The next flood might come much sooner than 100yrs.
<b>E-mail Date</b>	10/11/2016
E-mail Detail	Dear planning board, I urge you to expedite the annexation of CU South for flood mitigation.
<b>E-mail Date</b>	10/11/2016
E-mail Detail	<p>I agree with [REDACTED] email below 100%. Please try to complete the South Boulder Flood Mitigation Program ASAP. TY.</p> <p>Dear Sirs,</p> <p>My wife Ann and I are most concerned that it has been three years since the South Boulder Creek 9Sep13 flooding and yet nothing constructive has been done by public officials to properly deal with this serious situation. I, at age 90, was helping drive cars out of the North Frasier parking garage at midnight. Frasier staff was valiantly carrying in their arms the residents of the Health Care Center to higher ground. Fortunately no lives were lost. Ninety seven cars were totally destroyed in the Frasier Central and South parking garages. Many in our neighborhood suffered serious damage. Engineers have determined a berm needs to be built on the south side of Highway #36 to prevent this flooding when we have heavy rainfalls. For Heaven's sake please get on with the CU South flood mitigation plan!</p>
<b>E-mail Date</b>	10/11/2016
E-mail Detail	Dear Sirs,

	<p>My wife [REDACTED] and I are most concerned that it has been three years since the South Boulder Creek 9Sep13 flooding and yet nothing constructive has been done by public officials to properly deal with this serious situation. I, at age 90, was helping drive cars out of the North Frasier parking garage at midnight. Frasier staff was valiantly carrying in their arms the residents of the Health Care Center to higher ground. Fortunately no lives were lost. Ninety seven cars were totally destroyed in the Frasier Central and South parking garages. Many in our neighborhood suffered serious damage. Engineers have determined a berm needs to be built on the south side of Highway #36 to prevent this flooding when we have heavy rainfalls. For Heaven's sake please get on with the CU South flood mitigation plan!</p>
<b>E-mail Date</b>	10/11/2016
E-mail Detail	<p>Hello:</p> <p>I am requesting the Boulder Planning Board to do whatever it takes to keep the above referenced project moving swiftly forward.</p> <p>Why?</p> <p>If another event similar to the one that occurred in September 2013 occurs, it is highly likely someone will be killed. No one was killed in 2013, but most agree this was a MIRICLE.</p> <p>Secondly, if this project is delayed whatsoever the funding budgeted could disappear.</p> <p>Please complete your involvement by the end of this year.</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>As a resident of Frasier Meadows Retirement Community, I support the annexation of the CU South property, in furtherance of flood mitigation to protect Frasier Meadows and surrounding properties from severe damage in the event of another severe flood. As you know, the damage to Frasier Meadows was very severe, resulting in condemnation of an entire large residential building. It is also very fortunate that no lives were lost in the flooded underground parking areas.</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>Greetings All, I'd like to commend your efforts to work with CU, CDOT and the County to proceed as fast as possible to complete the comprehensive plan/annexation process for flood mitigation of South Boulder Creek. As you all know many of us were lucky to escape with our lives in the 2013 flooding when waters from SBC overtopped US36 and devastated our neighborhoods. There are 3000+ of us here today that need your actions to help us. Please continue to get this project underway. Thanks!</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	Ladies and Gentlemen:

	<p>Please continue to expedite annexation of the CU South property into the city so that Plan D regarding the critical berm/dam to protect the lives of homeowners, apartment dwellers and the senior citizens north of Highway 36 along Thunderbird Drive can proceed on schedule. We were SO LUCKY that no-one among the several hundred affected residents was killed in our area by the catastrophic 2013 FLOOD that overtopped Highway 36 without warning. Climate change raises the risks that such a flood may happen again sooner rather than later.</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>Hello,</p> <p>I support your efforts to protect our neighborhood from catastrophic flooding by building a flood control berm at CU South.</p> <p>I urge a speedy resolution to this.</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>URGENT ! URGENT!</p> <p>For the safety of thousands of citizens it is urgent that a flood control berm be built at CU South. Please speed up the process and move with haste'</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>Please act expeditiously in construction of the flood control berm on the CU South Campus to avoid the flooding we had in 2013.</p> <p>Thank you.</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>We encourage you to support the annexation of CU South for flood mitigation!</p> <p>We are residents of Frasier Meadows Retirement Community. As you well know, we were fortunate to avoid any loss of life in the September 2013 flood, but we are still trying to get our heads above water with all the expenses incurred from this flood. Please safeguard our Boulder's citizens.</p> <p>And please get going on this action immediately to protect us before the next unexpected flood. We urge your support, right now.</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>To all decision makers:</p> <p>I support the annexation of CU South to expedite flood mitigation. We need a berm. We need reassurance that this area will not again be subject to life threatening flooding.</p>

	I am a resident of the Frasier Retirement Community. We were flooded out of our apartment and escaped with only loss of some possessions. It could have been terribly worse.
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>Please move ahead quickly on plans for flood mitigation to avoid another catastrophe like the one that flooded our area of South Boulder in Sept., 2013. I live at Frasier Meadows Retirement Community. My husband was evacuated from the ground level of Health Care, in a wheel chair and in the pouring rain the night of the flood. It was a traumatic experience for more than 50 residents; my husband was relocated but died four months later.</p> <p>The flood danger still exists for our neighborhood. If a first step in getting a flood barrier in place is to annex the CU South property and cooperate with the university to allow a flood basin on part of that property, then please expedite this process. We need a berm along U.S. 36 to keep flood water from crossing that highway again!</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>Please act soon on this issue!</p> <p>---</p> <p>Please move ahead quickly on plans for flood mitigation to avoid another catastrophe like the one that flooded our area of South Boulder in Sept., 2013. I live at Frasier Meadows Retirement Community. My husband was evacuated from the ground level of Health Care, in a wheel chair and in the pouring rain the night of the flood. It was a traumatic experience for more than 50 residents; my husband was relocated but died four months later.</p> <p>The flood danger still exists for our neighborhood. If a first step in getting a flood barrier in place is to annex the CU South property and cooperate with the university to allow a flood basin on part of that property, then please expedite this process. We need a berm along U.S. 36 to keep flood water from crossing that highway again!</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>I am writing to support the annexation of CU South for flood mitigation purposes. I am a resident of the Frasier Meadows Retirement Community, which suffered catastrophic conditions during the flood of September, 2013. Specifically, 14 independent living apartments were flooded and destroyed, and the occupants had to be re-located to other facilities or go live with family members for several months. Likewise, the entire Assisted Living facility was lost (about 32 residents had to be re-located to other facilities or go live with family members.) Worst of all, fully half of the skilled-nursing beds (54 of 108, which existed at the time) had to be evacuated and are considered permanently lost. Along with these impacts, 40 - 45 staff members were immediately (and permanently) laid off.</p> <p>Approximately 100 cars, which were parked in two underground garages, were destroyed. (These garages filled with water.)</p>

	<p>I understand that governmental entities are intrinsically slow-moving, but a full three years has passed in which nothing tangible has been done for flood mitigation in this neighborhood. To me this is unacceptable!</p> <p>Please "get on with it." I urge you to make Plan D happen.</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>I urge the City to move with all expediency to implement the flood mitigation (Option D) approved by the City Council and city boards in 2015. Option D is dependent on the annexation of CU South to implement. We encourage you to move ahead with annexation and flood mitigation as quickly as possible. People's health and safety is at risk!</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>I am sending this to the BVCP Organization to tell you that I and my friends in South Boulder support your efforts to protect "Life and Limb" of South Boulder residents by preventing another 9/2013 flood from happening again. Without action on your plan we may not be as lucky as we were in the past.</p> <p>Thank you for your efforts.</p>
<b>E-mail Date</b>	10/12/2016
E-mail Detail	<p>Decision Makers:</p> <p>I strongly support the construction of a berm along US36 (option D) to mitigate the flood risk to South Boulder. We were extremely lucky that no lives were lost in the flood two years ago, although there was substantial property damage. Videos of the flood show the tremendous power of rapidly moving water. The first obligation of government is to protect the safety and security of its citizens. The danger of another flood has not decreased in the two years since the last one, and may have increased because of climate change. This is not a development issue. I urge prompt action.</p>
<b>E-mail Date</b>	10/13/2016
E-mail Detail	<p>To whom it may concern:</p> <p>Please build a flood control berm at CU south. The flood of 2013 displaced many people in Frasier Meadows Retirement Community, destroyed many low lying parts of the building, and destroyed many cars. The inhabitants of FMRC low lying parts had to be moved to other retirement homes, and the lower part of the Health Care Center was essentially destroyed. Fortunately no lives were lost, but a repeat flood would be devastating.</p> <p>Please, please build the berm.</p>
<b>E-mail Date</b>	10/16/2016
E-mail Detail	<p>Council and Planning Board,</p> <p>Is Boulder polluting the world or is the world polluting Boulder?</p>

	<p>After researching the Jan Burton opinion that Boulder has an F in air quality, it appears to be a selective opinion on interpreting the Federal guideline on ozone that the EPA has arbitrarily raised recently. I found that Boulder's higher readings on particulates the last two years are the result of the fires on the west coast. And that our higher ozone readings are the result of local colder, wetter weather caused by world climate change and pollution reaching us from as far as China.</p> <p>I think the growth of CU's student population is now skewing the stats of Boulder's life styles. We have a large population of temporary 18-25 year olds that is growing without CU addressing their housing needs. Single family homes pay much of property tax that funds this city. If we reduce them, we lose that revenue. Hirt's political treatise on zoning appears biased to me, as she was raised in Eastern Europe and uncomfortable with American tradition as she states herself. We need some perspective before destroying Boulder's neighborhoods.</p> <p>One step we do need is to require developers to place their affordable housing on site and to see that it is incorporated when approved rather than building a huge reserve for later construction. Also, to recognize that some industrial zones need reconsideration of designation for added housing for our in- commuters. It's the only spare land we have.</p>
<b>E-mail Date</b>	10/16/2016
E-mail Detail	I support the annexation of CU South for flood mitigation--without delay. I live in the Frasier Meadows Retirement facility that was badly flooded in 2013 and could be again at any time. I urge annexation now.
<b>E-mail Date</b>	10/17/2016
E-mail Detail	<p>To the members of the City Council and the City Manager: we support the quick annexation of the South Boulder CU property to help the City complete the live and money saving flood mitigation plans for that area in the very near future.</p> <p>We have recently moved to Frasier Meadows Retirement Community which was severely affected by the Sep 2013 flooding event.</p>
<b>E-mail Date</b>	10/17/2016
E-mail Detail	<p>Over the past couple of years I've attended most of the public meetings regarding South Boulder Creek flooding. I think there were over a dozen. It was a long, frustrating journey for those of us in the neighborhoods impacted by the 2013 flood. But the decision made in August 2015 to pursue Option D seemed like a win-win for the neighborhoods, the city and for CU.</p> <p>As we move forward with the plan, I urge planners to keep in mind what's critical: South Boulder Creek flooding presented the city with a public safety nightmare and the plan provides lifesaving flood mitigation to many residents.</p>

	<p>I was surprised by the huge participation at the August 26 community outreach meeting. A large number of attendees seemed largely concerned about the impact that the CU-South residential areas would have on their neighborhood. There didn't seem to be much knowledge about the public safety concerns caused by South Boulder Creek.</p> <p>The important thing here is flood mitigation. If the zoning issues are viewed to delay implementation of Option D, I encourage the planners to separate the CU-South into two activities – the annexation needed for flood mitigation and then annexation of whatever property is left.</p>
<b>E-mail Date</b>	10/24/2016
E-mail Detail	<p>Thanks for serving on the planning board.</p> <p>We request that Planning Board move soon on considering building a berm on CU property bordering US 36. The 2013 flood damaged our neighborhood severely but without loss of lie fortunately.</p> <p>Next time we may not be so fortunate.</p>
<b>E-mail Date</b>	10/24/2016
E-mail Detail	<p>Planning Board:</p> <p>I urge your support for the berm along US36 (option D) to mitigate the flood danger to South Boulder. The flood 3 years ago caused great property damage, and we were very fortunate that no lives were lost. Videos taken that night show the power of the rushing water and the danger it posed. This is not a development issue, it is a public safety issue. We are now more than 3 years since the flood, and not a single shovel of dirt has been moved to reduce the danger. It is time to get on with it!</p>
<b>Letter Date</b>	10/26/2016
Letter Detail	<p>To whom it may concern,</p> <p>I have just seen pictures and read of the unpredictability of the storms that hit North Carolina and the East Coast and the destruction they have caused. As a resident of Frasier Meadows who lived through the chaos during and after the 2013 storm, it is inconceivable to me that the Boulder Planning Board is not doing everything in its power to expedite the building of the Bern so that this neighborhood will not face the danger of another flood in the future. We were lucky in that no lives were lost here in Frasier Meadows, but there is no guarantee that we will be so fortunate in the future. You have a solution to this dangerous problem- it should be a top priority for your commission. I urge you to act on this problem in the most efficient manner.</p>
<b>E-mail Date</b>	10/31/2016

E-mail Detail	I have been eagerly following your efforts to protect Frasier Meadows Retirement Community and our neighbors from repeated flooding. The flood control berm at CU South will save lives and protect us all. Please move forward deliberately and quickly to ensure our safety.
<b>Phone Message Date</b>	11/01/2016
Message Detail	Building any houses is a poor decision for the city. Our son learned to ride his bike on the site. One of last great places to walk dogs and ski in the winter. In addition, the homes do not fit the area, particularly higher density.
<b>E-mail Date</b>	11/01/2016
E-mail Detail	<p>Good afternoon, Planning Board members,</p> <p>We would like to extend an invitation to you to meet with our group--the South Boulder Creek Action Group—regarding the South Boulder Creek flood mitigation project. We have been fortunate enough to meet with four of board members so far.</p> <p>Our group has been working for three years in support of the timely implementation of effective flood control for Boulder residents now living in harm’s way in the South Boulder Creek drainageway. In particular, we are hopeful that Option D--approved by City Council, WRAB and OSBT in 2015—will continue to move along toward implementation as quickly as possible.</p> <p>If you could find the time to meet with us on this issue (either individually, together, or with another Planning Board member), we would very much appreciate having a little more time for input than the Planning Board meetings allow. We’d like to share more information on our current situation and potential flood impacts due to existing conditions affecting our neighborhoods.</p> <p>We can work around your schedules and can provide meeting space (one of the churches in our neighborhood has been most generous with space). We would very much appreciate the opportunity to sit down with you for a short time, usually 30-60 minutes at most.</p> <p>Thanks in advance...we hope to meet with you soon.</p>
<b>E-mail Date</b>	11/02/2016
E-mail Detail	<p>On September 13, 2013, I stood at the window of my Frasier Meadows Retirement Community apartment and watched the water flow into the garage ramp immediately below. It filled the 35 car garage in a matter of minutes. Soon it also flooded the floor of my apartment. We were fortunate that no one died.</p> <p>That was over 3 years ago and nothing has been done to mitigate a possible repetition of that flood! The city must take action quickly to prevent loss of life and millions of dollars worth of damage.</p>

	My concern is that not only is the retirement home in danger but the many homes and apartments in the neighborhood are as well.
<b>E-mail Date</b>	11/07/2016
E-mail Detail	Please erect this berm to protect properties on the other side of the US 36. I live in Frasier Meadows retirement community, and it suffered badly in the 2013 flood. A berm will protect it and other properties which suffered greatly during the flood.
<b>E-mail Date</b>	11/07/2016
E-mail Detail	I urge you to do all within your power to hasten the construction of a flood mitigation berm in South Boulder. It was a miracle that there was no loss of life in our area during the 2013 flood.  I am a resident of Frasier Retirement Community where many of us are fragile. It was only with the heroic efforts of our staff that none of our neighbors died that rainy night.  It would be criminally negligent to ignore the hazard of a future storm.
<b>E-mail Date</b>	11/17/2016
E-mail Detail	I join many of our neighbors and fellow residents at Frasier Meadows Retirement Community in encouraging all of you to please expedite whatever you need to do to proceed with Plan D that will build a flood-protection berm adjacent to and including part of the CU South property. It was pure luck that no-one drowned in the submerged basements in the Qualla area, and in the underground parking garages at Frasier, in the September 2013 flood. The city/county have a critical responsibility to preserve lives of residents in their jurisdictions from natural events such as THE FLOOD. Please assure this part of South Boulder that you will do your best to prevent loss of life from any future comparable flood by expeditiously moving forward with Plan D. Climate is changing and events like this may be more frequent than historical records suggest.
<b>E-mail Date</b>	11/29/2016
E-mail Detail	Ladies & Gentlemen: no need to remind you of the destructiveness of the Sept 13 <sup>th</sup> flood and very fortunate fact that no lives were lost. All of Southeast Boulder is still subject to the risk of a similar repeat event.  It is critical that the Comp Plan in its current or modified form be consistent with the placement of the planned dam on the C.U. South Campus. Thanks for your serious consideration of this issue.
<b>E-mail Date</b>	12/05/2016
E-mail Detail	I can't attend the community meeting tonight, Dec 5, so I thought I write to share a few comments on CU South.  I live very close and have walked and skied on the CU south campus. I've also enjoyed watching the CU cross country running meet there every fall. Here are my hopes for the CU south campus.

	<ol style="list-style-type: none"> <li>1. I hope the CU cross country team can continue to have meets there.</li> <li>2. I hope the Boulder Nordic Club will continue to groom nordic skiing trails when there is enough snow.</li> <li>3. I hope that annexing the property to the City of Boulder would mean that city open space leash laws apply. I've stopped walking out there because there are too many off leash dogs.</li> </ol>
<b>E-mail Date</b>	12/05/2016
<b>E-mail Detail</b>	<p>I have been a South Boulder Resident and member of the CU community in the Department of Philosophy for 14 years.</p> <p>As you probably know, the CU South area is one of the very best places for exercising dogs. Dogs can interact, sniff around, and play in that area with a freedom that they cannot really get anywhere else in the Boulder area, even in the established dog parks or other open space trails. For the most part, dog owners seem to be very respectful of the area and of other people in terms of picking up dog waste and not allowing bad-tempered animals to roam free. CU South is one of our dog's favorite places to go, and I am hoping that with any future development, this special zone for doggy fun will be preserved.</p> <p>Thank you for your time and attention.</p>
<b>E-mail Date</b>	12/05/2016
<b>E-mail Detail</b>	<p>I am writing to express support for the development of CU south property. I realize that development is not imminent but I wish it was and that the city looked at it as an opportunity to help solve some of the issue that have plagued the Hill neighborhood and address affordable housing at the same time. If a grand bargain could be struck with CU to create student housing on the CU south property, relocated students and frats/sororities from the Hill to that area and then have the city create some sort of affordable housing (both rental and market rate) in the Hill neighborhood perhaps with the property owners in that area helping to bring that about by taxing themselves or contributing in other ways we could achieve multiple goals.</p> <p>In my view it is going to take thinking differently and projects at this scale to solve these types of problems and they need to move on a timescale that is much faster than things currently move or we are doomed for failure. I have watched multiple friends move out of town because they could no longer afford to live here and simultaneously have seen three houses adjacent to mine be sold losing renters, scraped and rebuilt into multi-million dollar homes. A fourth down the street a few houses is seeking approval to be scrapped currently. I like my new neighbors and think they have a right to be here but I also feel that the city needs to</p>

	<p>figure out how to provide housing for middle income folks too and the traditional means that haven't worked in so many other towns need to be questioned and new and differently tactics need to be tried. The city needs to be bold and act quickly seizing unique opportunities like this one. I think about the bold actions of the past that made the city what it is today like the blue line and the open space program. I wish we could act like that again rather than have a system where everyone has a veto over anything creative or different and change from the city moves at a glacial pace in a city where change is moving very, very fast outpacing the city's good intentions.</p>
<b>E-mail Date</b>	12/07/2015
E-mail Detail	<p>I am 24 year resident of Boulder, moving here for the quality of life and open space. I reside adjacent to the proposed CU South annexation. I have a 14 month old daughter, and as a parent, I would dearly love her to experience this special open space for herself someday. When it's gone, IT IS GONE! We have a DEVELOPER in the White House- ask yourself please, when is ENOUGH- ENOUGH?!?</p> <p>Wouldn't it be nice to tell our children someday that we could have developed the land, but decided to leave it here for them?</p>
<b>E-mail Date</b>	12/07/2016
E-mail Detail	<p>Can you let us enjoy the holidays without the anxiety/threat of having our neighborhoods destroyed while we are thus preoccupied?</p>
<b>E-mail Date</b>	12/05/2016
E-mail Detail	<p>Please count me as one of the citizens concerned about the land in South Boulder and the University of Colorado's intention to develop it.</p> <p>There are many reasons why developing this property is totally out of the question. I'm sure you've heard or will hear about them soon. These reasons are valid, sound and must not be ignored.</p> <p>I implore you to listen carefully to the evidence showing how terribly wrong it will be to develop the land in South Boulder. Please investigate what is true and with integrity. If you haven't done it already, come visit this beautiful piece of property. Remember you are the stewards and the peaceful warriors of this land.</p>
<b>E-mail Date</b>	12/15/2016

E-mail Detail	<p>I support the comments sent by George Weber related to Gross Reservoir and potential impacts to the CU South property and impacts to the flood plain.</p> <p>Regarding CU South annexation, I suggest no annexation at this time until we know:</p> <ul style="list-style-type: none"> <li>- the new flood mitigation berm is going to protect the downstream and upstream properties - we are talking about the protection of lives and homes here. At the cost of this new berm for \$22+M, we should just purchase the land and use the entire site as a flood detention pond.</li> <li>- exactly CU's master plan for development of the CU South property so impacts on the land can be studied and how these impacts will impact the new flood mitigation berm</li> <li>- the total amount of construction of buildings and roads which will impact the flows of water across the land. This is an alluvial fan floodplain with many braided streams.</li> </ul> <p>As county land in the floodplain, CU is permitted to have playing fields but no structures.</p> <p>Keep the land use codes as they are until we know the answers to the above statements. CU can reapply in another 5 years or more when we have concrete information on their development plans and the citizens and city have weighed in.</p>
E-mail Date	12/15/2016
E-mail Detail	<p>Please add to the BVCP Update Process 'issues for consideration list' that the:</p> <ul style="list-style-type: none"> <li>• <b>Flatirons property (i.e., South Campus) site is located within the High Hazard Gross Dam potential failure hazard zone'.</b></li> </ul> <p>Professional judgments deem potential High Hazard Gross dam failure as having a low probability of occurring. Nevertheless, the issue is serious enough that the State of Colorado requires dam owners, in this case the Denver Water Department (DWD), to project the magnitude and spatial extent of flooding due to potential failure, and to prepare Emergency Action Plans (EAP) for responding to potential failure. The BVCP update process needs to identify and account for this hazard issue in analyses and subsequent decision-making related to future land use of the Flatirons (South Campus) site.</p>

Questions for BVCP Update Process agency and citizen decision-makers consideration, and discussion and documentation follow.

**Questions for BVCP Update Process Agency and Citizen Decision-Maker Consideration**

**1. Is the engineering design for CU's improvements to its berm intended to protect the mined gravel pits sufficient to accommodate potential High Hazard Gross Dam failure flood waters as depicted in the most recent and available assessment of potential hazard?** Please note that the State Engineer's 1988 hazard map for the 'Turnpike' segment, which encompasses the Flatirons (South Campus) property, shows the modeled inundation zone over-topping the berm as it existed at the time of this study.

**2. Are the design specifications for the City's current first choice of a structural flood control dam, at U.S. Highway 36 sufficient to accommodate potential Gross Dam failure floodwaters?**

**3. Assuming Denver Water Department (DWD) is successful in accomplishing its planned expansion of Gross Dam and Reservoir from 37,000-acre feet to 119,000-acre feet (<https://grossreservoir.org/about-the-project/>):**

- Is the design of the University of Colorado's (CU) structural flood control berm sufficient to protect future development in the mined area from potential floodwaters in the event of potential failure of the enlarged High Hazard Gross Dam and reservoir?
- Are the design specifications for the City's current first choice for a structural flood control dam at U.S. Highway 36 sufficient to accommodate potential failure of the planned High Hazard Gross Dam and reservoir enlargement?

**4. Would relevant public agency decision-makers be making wise decisions, if, for this site vulnerable to potential High Hazard Gross Dam failure, they were to:**

- Change the land use designation of the Flatirons (South Campus) property to other designations enabling subsequent annexation by the City?
- Provide costly infrastructure and services to the site?
- Develop to the intensive land uses the University of Colorado has proposed in the future on multiple occasions?

**Discussion and Documentation**

The attached study developed by the Dam Safety Branch, Office of the State Engineer, Colorado Division of Water Resources (revised 12/31/1988) indicates the entire Flatirons (South Campus) site, with the exception of the small portion

located on the slope to the west, as located in the hazard zone from potential failure of the High Hazard Gross Dam.

Gross Dam holds a 'High Hazard' rating (<https://data.colorado.gov/Water/DWR-Dam-Safety-Data-Base-Gross-Reservoir/e4kc-7d5e/data>).

4.2.14.1 "**High Hazard Dam**" is a dam for which loss of human life is expected to result from failure of the dam. Designated recreational sites located downstream within the bounds of possible inundation should also be evaluated for potential loss of human life. ([http://water.state.co.us/DWRIPub/Documents/ds\\_rules07.pdf](http://water.state.co.us/DWRIPub/Documents/ds_rules07.pdf), p.5)

I contacted the Dam Safety Engineer, Division 1 on 12/1/16 and asked if they possessed or knew of a more recent revision of the attached assessment, and if so, could they provide me a copy. They responded that:

- Denver Water Department (DWD) developed a revision dated 8/19/15;
- Revision is proprietary, thus the State Dam Safety Branch can not release it to the public;
- DWD contact for obtaining a copy is Rebecca J. Franco; and
- Dam Safety Branch destroyed earlier studies to minimize the potential for confusion in emergency response planning and implementation if failure occurs.

I contacted Ms. Franco by telephone and email to ask for a copy of the 8/19/15 revision. In addition, I explained that I wanted it to submit the most recent information on the dam safety hazard to the Boulder Valley Comprehensive Plan (BVCP) update process, rather than the older study in my files.

On 12/5/16, Beth Roman, Raw Water Diversion Program Manager, Source of Supply, DWD, responded by email that they:

- Were unfamiliar with both the 1988 study that the State Engineer's staff forwarded to me in February 1995, and DWD's 2015 revision that the State Engineer cited in December 2016;
- Do not release information like this to the public due to security concerns; and
- Would share any information like this with local disaster mitigation and response agencies to support their emergency planning and response activities.

The [DWR Dam Safety Data Base – Gross Reservoir](#) indicates an inundation map prepared in 1/1/2007, also more recent than the attached 1988 study.

Please note that I did not identify that the Environmental Impact Statement, Moffat Collection System Project

	<p><a href="http://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/EIS-Moffat/">(http://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/EIS-Moffat/)</a> addressed potential impacts of the planned Gross Dam and Reservoir expansion on downstream dam safety issues.</p> <p>Thank you for your consideration --</p>
<b>E-mail Date</b>	1/9/2017
E-mail Detail	<p>Dear Planning Board members,</p> <p>On Dec. 15, the Boulder Planning Board requested inundation maps for a Gross Dam failure. Based on Kurt Bauer’s Dec. 15 reply (attached here), it sounds like the inundation maps are readily accessible. But I didn’t see the maps in the follow-up answer sent to the Planning Board.</p> <p>If it’s possible for Mr. Bauer to send the maps, I think that would be very helpful for understanding this issue.</p> <p>Thanks for your time!</p>
<b>E-mail Date</b>	1/9/2017
E-mail Detail	<p>Dear Planning Board Members,</p> <p>I sent the following “Letter to the Editor” for the Boulder Daily Camera and wanted to share it with you. We in the West Valley flood area appreciate all your efforts to date to keep this important project moving forward. Thanks,</p> <p>South Boulder Creek Flood Mitigation</p> <p>In September 2013 many of our southeast Boulder neighborhoods were devastated by floodwaters from South Boulder Creek. Many of us were lucky to escape with our lives when the swift water nearly 5 feet deep slammed into our residences late at night. The water entered the neighborhood across US 36 just west of the Table Mesa Park-and-Ride. Unfortunately this has happened before and will most assuredly happen again. This time no human lives were lost due to many heroic efforts and a good deal of luck. There is a solution being considered as part of the Boulder Valley Comprehensive Plan process known as “Option D” of the South Boulder Creek Flood Mitigation Study prepared by the City of Boulder and their consultant team. The thousands of us in harm’s way from these floodwaters are grateful to the City of Boulder, Boulder County, University of Colorado, and Colorado Department of Transportation for collaborating in the “Option D” flood solution. It cannot happen without all of these entities working together to help save our lives. We encourage these agencies to follow through with the plan’s implementation before we lose friends and neighbors in the next flood event. We strongly urge the City, CU and CDOT to continue to support the</p>

	planning process that will provide this life-saving solution as every year we wait brings us closer to a repeat of that cataclysmic event.
<b>E-mail Date</b>	1/10/2017
<b>E-mail Detail</b>	I am writing to urge you to move forward with due haste to initiate flood mitigation efforts for the South Boulder area. I am deeply concerned about the impacts of flooding and the safety of our neighborhoods and those living here. Please continue to negotiate with the University of Colorado to use their property at CU South to get it done right away. I believe there is a lot of misinformation out there in the public. Some near the CU South property have expressed concern that they will no longer be able to walk their dogs or go for a run on the CU South property. This is simply not the case as I understand it. Additionally, South Boulder is already a highly dense population so I don't think concern over additional housing or the like is warranted. What I do think is very important is ensuring that flood events do not take lives. Without flood mitigation as proposed using the CU South property I am deeply concerned that the next flood event will take lives.
<b>E-mail Date</b>	1/12/2017
<b>E-mail Detail</b>	<p>Hello, Board Members: I would like to emphasize the critical need to proceed quickly with the Option D flood containment structure on the CU South/CDOT properties. Until this structure is in place, all of southeast Boulder including the Frasier Meadows Retirement Community (where I live) is subject to the risk of a repeat of the September 2013 event. Only heroic efforts by citizens and Staff/Residents of FMRC prevented loss of life from that event.</p> <p>My understanding is that modifications to the CompPlan are needed to accommodate the placement of the agreed-upon structure and that the City, University and CDOT are in agreement on the structure. I urge Planning Board to proceed quickly with the needed Comp Plan modifications in coordination with similar actions by City Council.</p>

### Comments from the September 26, 2016 Open House

1. Zero Population Growth because: homo sapiens are a cancer and spreading destructively on earth- destroying the planet and other species. We named ourselves well: sapient means pretending to be full of wisdom. What wisdom is there in lower quality of life because of traffic, pollution, noise, stress, crime, less connection to wildlife and mother nature. Only re-developers in Boulder-NO developers re do infrastructure, energy, inefficient structures, add wind and solar energy sources. NOMSI-not one more square inch of wild, undeveloped land to be destroyed. Boulder city count and CU all should stop population growth-be leaders and shine the way to sanity. Read Don Browns "Inferno"- a book of fiction – or is it fact? Should be required for all politicians and policy makers. My name is not important. What is important is that some 50 years ago I made a very difficult decision not to have children because my 3 siblings had 7 children.
2. Leave it alone!
3. I support the talks between the city and CU to help with flood mitigation!!

4. The land is “open space” that is precious and scare in S. Boulder. My friends and I enjoy walking our dogs off leash, which is increasingly difficult to do anywhere in the city. We see happy dog owners and their pets, tons of birds and other wild life. I’ve read that it’s home to small carnivores and moose, as well. Importantly, this space boasts spectacular unobstructed views of the flatirons, which will disappear if condos or other residential units are built here. As a resident of this community, I feel there is no room for the addition of this number of people, residential units or cars. Our grocery store parking lot has not parking spots open many times of day as it is. Our roads, big and small, are very heavily trafficked to the point that I’m afraid my 9 and 11 yr old children will be run over if out of my site (even at designated cross-walks!) The residents should have more power to affect the process of proposed development in the place where we live. Boulder is rapidly becoming less of a “college town” where nature lovers enjoy life and raising children and more of a small “city” with untenable density!
5. Please continue talks with CU to annex and use the property to build a berm and protect property and lives. Don’t let people confuse the fact that cu property used by the public is not 100% open space. Berm is not on open space.
6. I understand both the need for affordable housing and the need for preservation of “open space” and trail access. I believe that with conscious planning this site could actually be improved from its current state. I enjoy my runs here several times weekly but I think that the trails could be improved. I also think that there should be a limit to the number of units on the property. It is already a densely residential area with insufficient access to amenities and too much traffic. Plan carefully please. We love our home.
7. Strongly support agreement w/ CU to annex. The RTD stops make the CU South Property a good spot for student/faculty housing and indeed for some classes. The flood mitigation plan should go forward as quickly as possible- CU, CDOT and the city need to get that done before another flood kills people in that area.
8. I attended presentation and aware of the challenges, goals, and needs. My concern is with habitat, recreation and impact on community and quality of life. I can’t imagine that development w/ housing would improve flood mitigation.
9. The CU South land is one of the best recreational open space areas in the whole city/county. This is largely because it is “unofficial” and is largely self-policed by conscientious residents and their canine companies. To alter that would be a travesty so please help ensure that any development or flood mitigation avoids any restriction or regulation on existing recreational open space use.
10. Annexation and land use changes should not be considered as part of this BVCP update. They should be considered when CU indicates its intentions. The consultant’s transportation study tells us nothing because the intended use (and impact) are not considered.
11. Thank you for protecting us from future flooding!
12. 1. What role will current recreation use play in development? 2. Has the city inventoried recreational use patterns? Summer and winter. 3. How many residential units are possible with current zoning? Public needs a clear range of max + minimum number of units and of other possible buildings. 4000 units plus? Need numbers. 4. How will the above number of units vary if flood detention is not put on CU south land? In other words, how much of CU Souths open land are we losing to development by agreeing to put flood detention on CU land instead of OSMP land? Would it be plausible to keep flood detention on OSMP land and not have to make so many development concerns to CU for development of CU South?
13. It is inappropriate to consider annexation and land us changes in tandem with flood mitigation. These are separate issues. Any annexation beyond what is necessary for flood

control development or any proposed development beyond flood control, should be discussed separately and public meeting specifically on those topics should be held. The west side of the CU Boulder South property should be left intact for recreational use. Those trails provide important connectors to other Boulder recreational paths: To the north, across Table Mesa, the foothills path and apache road with its connections to Bear Creek Path and the path next to Williams Village; and to the South, Marshall Rd and the South Boulder Creek trail.

14. It would be a tragedy to change or impose development on CU South. This area is such an ecological gem. I have seen box turtles, redeared sliders, snapping turtles, newts, kingfishers, night hawks, owls, herons, red-tailed hawks, coyotes and so many bird species I can't count. If you can't cross country ski in a city park where there are prairie dogs – How could you let development occur here? I have loved this land since 2000. I clean up dog poop. I give informal walks + talks. Please don't change anything. It is very important that OSMP never manages this property. \*Snakes and fish too. Crayfish. Skunks.
15. I am against adding additional housing units @ CU South. Traffic congestion is already bad. More Housing will just make a bad problem worse.
16. Do not develop
17. Please do not annex this property without a legal guarantee of open space etc, by the university.
18. Please leave this property at CU South alone. We don't want the city involved in any way with CU-South other than to rezone CU -South to make clear that there will be no residential development whatsoever on CU South
19. CU needs to be part of the solution. Additional flood water detention is essential. Option D looks promising. I don't want to go through the destruction and displacement that happened in 2013
20. One of the appeals of living in Boulder, paying taxes, supporting CU with tuition etc is open space. More development is not necessary. Traffic is already out of hand and has business and people leaving. Decreasing open space is a terrible precedent.
21. I would very much like to keep CU South as is. Please do not put any housing on this site. Flood mitigation option D looks good- but please do not allow this to negatively impact the existing ponds and small streams. I also suggest minimizing the "fill" to make the "bathtub" bigger. Climate change predicts larger, more intense storms and Boulder should prepare for this. If the site is annexed, I believe CU will develop the site with housing similar to Williams Village & Bear Creek apartments. Thus, I would prefer the city buy the property and turn it into something like Chatfield State Park- which combines flood mitigation and recreation. I am a WRV volunteer and would love the opportunity to help restore this site. Thank you!
22. Can we get an idea of CU's future plans for the property before we agree to annex and provide city services? It is difficult to accept changes when we have no idea what they are looking to do. I am in support of flood mitigation.
23. CU Boulder adds more and more students every year. I would like to see more CU housing for students, to alleviate the student takeover of the hill and martin park houses. This could be accomplished by adding new grad student and married housing at CU South, and re-designing the housing on Arapahoe to be high density student housing. This would also alleviate traffic as you would allow more students to live near campus and shopping.
24. Please put option/plan D in operation ASAP for the safety of Boulder South Residents. Thank you
25. Please do not build houses at CU South... Horrible idea! Too many people and not enough open-recreational space as it is. This plan will result in a poorer quality of life for south Boulder residents.

26. Please turn CU South into public open space and leave the trails open
27. As a family who moved to the Tantra area specifically because of the presence and accessibility to the CU open space, we are very concerned to learn of the university's desire to annex and build on the property. As an individual with chronic illness, the CU South area has been one of very few places I have been able to enjoy the outdoors over the last few years (due to its level and easy gradient). We as a family are at the open space on average 2 times a day and it has become possibly the most enjoyable part of living in Boulder for us- the easy access we have to this scenic, peaceful, undeveloped land. Boulder has been inundated over the past decades with more and more people and more and more houses. The roads have become congested beyond where they were ever intended to be during weekday traffic, and the travel time between destinations throughout the city has become prohibitive and unbelievably frustrating. Adding a potential of 800-950 new homes/units off of table mesa/36<sup>th</sup> would increase traffic in South Boulder to a level beyond what people could tolerate. I for one would no longer want to live in the area with that level of traffic increase and that loss of wildness and recreation area. Cu South is a unique, beautiful space in Boulder and it would be absolutely devastating to see it developed.
28. I've lived in High view for 13 years and have thoroughly enjoyed the undeveloped S. Boulder Campus. I run, bike, walk my dogs... My kids (9 & 12) have spent many hours with me or exploring the creek and watching wildlife. When friends visit, they comment in wonder at this undeveloped area devoted to nothing but its existence. Please jettison these plans to develop this lovely area. It is wonderful as is. Thank you.
29. I'm heartbroken to think this property, CU South, will be used for housing. The plant, insect wildlife, birds needs this space. Not to mention biking, skiing, tennis, dog walking.
30. I support the city talking to CU about flood
31. While I recognize the probability of development of the area I hope you retain the recreational component and maintain access for a wide range of users
32. The "MR" student/staff housing sounds OK. A bus like Williams Village will run to campus I assume. The open space would be great to keep. Not as sure about the "LR"
33. A connecting road between Hwy 93 and foothills parkway needs to be installed. There's too much cut-through traffic on Table Mesa.
34. South Boulder and particularly the Tantra Park Neighborhood is the "lowest" income housing and great for young families. How will this affect the area? Will plain college housing be built? The area can barely support current residents and add more would also require more infrastructure which we don't have.
35. Please put Bern in to protect lives
36. The city prides itself on saving open space. So what are you thinking to build on this wonderful "close in" open space? Please think again!
37. Thank you to the planning board. I love option D for flood mitigation. Our home was destroyed in the flood and we need protection and safety. Thank you for all your efforts in working with CU to make this happen. Please move forward as soon as possible we need protection now!
38. I am in favor of option D concept for flood mitigation in order to protect the lives and property of 3000 + residents who were seriously impacted during the 2013 flood. The plan appears to respect our open space and the rendering looks natural and lovely. Given City Council, Open Space + CU are supporting this solution, please move forward as soon as possible.
39. Thank you for all the work you've done so far on this project! Option D will save lives during a future flood event and I encourage you to move forward swiftly in moving from concept to

completion. It would be tragic if we had another flood without making the changes we can to improve the future outcomes. We were very lucky in 2012. I hope to see progress on this project in the near future! Many thanks!

40. Very concerned about increased traffic at Table Mesa + Moorhead etc. Area is barely possible for peds and bikes as well. If CU housing is built, offer shuttle off-site to campus. Protect views & quiet of existing surrounding neighborhoods. Allow some opens space for the public-maybe a dog park like foothills community park has -grassy for small dogs, huge running area for big dogs. Facilitate walk/bike ways to existing surrounding areas.
41. Perhaps this was covered in the presentation- I was not able to stay for all of it. I was hoping to hear more about the intersection of CU< Student Housing, the perceived Housing Crisis in Boulder and how CU could address this in their development of the CU South property. Student housing on the CU South parcel should relieve housing pressure on other Boulder neighborhoods. So we get a “win-win-win” situation: 1. CU brings more students “under their umbrella” by being a part of their housing. 2. Students have housing and other services available-possibly at reduced costs. 3. Boulder re-gains hundred if not thousands of housing options to assist in the pursuit of affordable housing and diversity- not to forget housing for CU Employees.
42. MR Zoning is incompatible with the surrounding neighborhoods. There will unacceptable traffic one Table Mesa Dr Under this increase in population with MR zoning. 2. The Flood Mitigation approved as Option D includes a 9-acre detention pond at Manhattan Middle School. This post is not feasible due to shallow groundwater in the area and a new track at the school. These items render the approved South Boulder Creek flood mitigation plan invalid and must be re-evaluated. 3. MR Zoning is incompatible with South Boulder Creek Flood detention upstream of Highway 36. The land use and zoning for that rea proposed for flood detention should change to open space. 4. Climate change must be incorporated into land use and zoning for this historic floodplain
43. Due to the environmental, transportation and recreational impacts of this project known at this time I oppose any building of housing units in this area (land use changes). I want to see and ensure that this land stays as an open space area. Historic investigation has already proven that this land is not appropriate for any housing. Even with flood mitigation in place, at least half is subject to major flooding. Do not make land use changes to this area/land.
44. Mis-information was prevalent! Should have started by clarifying- no current changes in development proposed. Many were confused that map of development zones were “proposed” when they are actually “current”. Change being proposed now is flood mitigation Berm. Separately, CU already has zoning for development and any future changes would consider flood and master plan analysis needed to clarify basic terms- “Annexation does not equal change of owner. If the city and CU agree to annex any expansion to provide utilities should include gas to neighborhood to provide benefits to neighboring community residents. Horrible Presentation. Didn’t clarify information just cause more confusion and upheaval.
45. After years of periodic flooding flood by periodic flood mitigation studies, South Boulder Creek flood mitigation needs to be the top priority of the city and county of Boulder to ensure the safety of residents of the impacted South Boulder neighborhood. Many lives were threatened and property was severely damaged in the September 2013 flood when SB creek overflowed it overtopped US 36 and raged into our community. Option D has now been approved by Boulder City Council, Boulder Open Space, Bond of Trustees and Boulder Water Resources advisory board. Now is the time to annex CU South to use part of that property to impound flood water from S. Boulder creek and prevent water from US 36 and flooding

homes, apartments, residential communities, churches and businesses. The project is essential for the safety of the residents in this rea

46. My name is Dan Hester and am a Boulder county resident. I use CU South for recreation (walking our dog, running) and request that the city not be allowed to annex the CU South property until we know more about intended land use. I oppose residential and commercial development on this site. Thanks.
47. I'd love to have services at the tennis courts and expansion of indoor courts to serve the community. Something I wanted to see at Valmont, but biking community won out, as always!!
48. I'm not opposed to CU developing this property but I do have concerns. The annexation agreement will be the most important component. In addition to density, please incorporate height limitations, maintain public access to trails and ponds, make sure the connection to the RTD bus stop/skip ramp is easy (even though there is a berm in the way) and other detailed considerations. And please, PB and Council: I don't kowtow to the neighbors re: traffic and views. Yes, development will be different than opens space – but it was never guaranteed open space w/ CU as the owner. Those neighbors had a good run and they should be thankful it lasted as long as it did. CU has had a huge impact on the housing situation and they should be doing more to provide housing for faculty, staff and students.
49. There is an obvious lack of trust between the people and you all (City, Cu, consultants) – how will you change this? Comment to the environmental person- The color coded map leads to thinking that the lighter colors are open for development—I think that is leading us in the wrong direction. All land is valuable. Additional Information – Yes! Please we want additional information in areas that are suitable for restoration. We want site restoration possibilities. Why doesn't the designation of LR and MR make sense? Does CU want to increase it's potential to develop more land? Or with more density? This makes me suspicious. What is the rush? IS there a second professional opinion on the effectiveness of the flood mitigation plan? You want to make sure it works...
50. Thank you for the informative presentation! I am a renter in the area and chose to live here mostly due to the access to the flatirons property, on which I walk my dog 2-4 times a day. As you move forward with this process, I wonder if it's possible to use eminent domain to build the flood control structure and deal w/ CU and annexation later, once the university has a real plan?
51. Thanks for the presentation. My concern is that your wildlife study doesn't sound as though it really considered larger mammals like coyotes and the moose that I saw on the property this summer. A moose in Sobo! Incredible. I noticed on you wildlife density map that why you deem as more important species were further east- it seems an obvious correlation between less dense habitat to the west where neighborhoods encroach on national wildlife. This property is a true gem. Some of the best views in Boulder. Multi-use trails where walkers, runners, bikers, skiers, dog people all get along.
52. The 404 permit for the flood component will trigger the first question (in the regulations) as to whether the "basic project purpose" is flood control or reducing flooding on the CU property for future buildout? The flood study should be concerned about looking at the least damaging alternative (projects not affecting waters, including wetlands- either directly or indirectly!) for abating flooding downstream. Dual projects will have to be considered as a single and complete project. Flooding on improving site development for CU. Indirect impacts to the other CU owned wetlands could be "significant"-EIS level- with excavation of bathtub and removing hydrology from pit-wetlands.

53. As a homeowner of a property adjacent to the CU South property I am opposed to the proposed land use change. I think it will negatively impact me in several ways. If the areas indicated are developed as low and medium density residential areas. My enjoyment of the area will be decreased because I walk through the proposed residential area almost on a daily basis. Increased population in the area will increase congestion and usage of roads, businesses and the remaining open space. Finally, property values of existing homes may decrease significantly. These are my concerns.
54. The perimeter neighborhoods are very motivated in maintaining the open areas (habitats, recreation, etc) of the CU South land. If there are forums for communities to send representatives to speak w/ CC or OSBT those dates/ opportunities would be appreciated. Open houses are very informative but quickly deteriorate. Is it possible to organize smaller "working groups" where ideas and solutions could be shared and vetted?
55. Please CU...figure out what you're going to do before you consider annexing to the city. If anything, use it to have your student population that is increasing rapidly.
56. Development of this property will displace many recreation users, including off-leash dog walking. Boulders open space program owns/managers several thousand acres of land. Some of this land should be considered for the absorption of these displaced users. New trail access managed in the spirit of current CU South practices. The community highly values the access available at CU South and OSMP most provide solutions concurrently w/ the development plan of CU South.
57. What has happened to TRUST? I have lived in Boulder for almost 50 years. I remember the agreements made in 1972. 1. An open space 2. CU South would be green space. Let the land be!
58. Look at adjacent areas that are part of the ecosystem – Baseline Res – Davidson Mesa
59. I do feel, generally, that CU should do a much better job of housing its students. Not for just one year, but two- just as is required by many other universities. If there were a way to safely house a lot of students at CU south- I would greatly support that. Student housing, on CU's own property is what's needed, not more athletic facilities. If CU houses more of its students, it will help offload the tremendous, unreasonable degree of pressure on Boulder neighborhoods \*to house CU's student housing problem particularly the neighborhoods surrounding CU – Uni Hill, Martin Acres, Goss Grove
60. We live on Tantra Park. I will be avidly following plans as they progress and have grave concerns regarding annexation of CU south with no clear plan from CU.
61. Do not build on fairy houses and do not build there because animals live there and many kids play there. We should not build so the animals have a place to live. And many people walk their dogs there and love to be there.
62. I support the annexation of CU South. The need for flood mitigation in SE Boulder is dire and I encourage the City of Boulder to proceed with care and speed
63. I support the flood mitigation and protection of CU south to protect Frasier meadows and Keewaydin neighborhoods
64. I would like the council-approved flood plan to accelerate. It's been a year since it was approved and it seems like all that has been done are a couple of studies/analysis. This is, in my opinion, a matter of safety for a huge portion of the folks in the Frasier Meadows area and there delays aren't reflecting the urgency that is due.
65. If possible can the "development" issue be separated from the safety issues- ie proceed with annexation, proceed with Bern development and deal with the "development issues" later – Don Hayden

66. Are you serious? Almost 1000 houses on property that city says can't be built on as it is in a flood plain. Except the rules change in the middle of the game and it's ok to build. What about wildlife? What about traffic. Each house a minimum of 2 people – oh, forgot about densifying- 6-8 per house. Everyone will be on Boulder approved transportation – bikes only. No problem!
67. Leave it alone. Do not replace the land with more manufactured “stuff”. Let us have land!! Do not pave paradise to make more parking lots!!
68. Leave it open space this is the gateway to boulder. Don't have paradise enough is enough!!  
Thanks
69. I want to voice my strong support for Option D of the SBC Flood mitigation study. Option D has been vetted and approved by council, OSBT & WRAB. Dozens of alternatives have been proposed, studied and rejected of a 12-15 year period and it is time to move this comp plan amendment forward. Please help save our lives...
70. We would like to preserve some open space or park areas especially around the water areas. Interested if the City of Boulder would consider an outdoor swimming pool for residents of the south side of Boulder. Also whether residents could access the tennis courts for recreational play or school tennis events. Currently the CU changes is prohibitive.
71. Don't put housing there. Work w/ CU to put 1 acre natatorium/triathlon training center there – fill new hotels going into Boulder. Attract top athletes with world class facilities. People park @ RTD! Thank you
72. CU South must be stopped. The noise and congestion is unacceptable. This land must be preserved as open space.
73. This land should be deemed a sanctuary. A female moose has chosen this land as home. Several species of birds, fox, snakes, coyote and deer call this place home. The traffic is already dangerous on table mesa. Established single family home values will drop if there are more available.
74. NO MORE DEVELOPMENT- South Boulder Resident since '95
75. Please don't destroy the beauty and character of this property. I understand the need for housing etc in Boulder- But this is one of the last best places east of Broadway. It is of GREAT value for wildlife and recreation – 100s of people have done a great job of self-monitoring its use. If you must build, please try to reduce the size in the medium density area on N. Side.
76. I am very skeptical of this project. My major concerns are relative to the 34' open ditch proposed for day creek. Ditch Vs. Hogan Pancosy plan available today. 2. The 9 acre retention pond @ Manhattan middle school where an athletic field has just been installed. Until a solution to this dilemma is agreed to and published my skepticism increases. 3. In light of the above, you have already been passed by. 4. Most city sponsored events are designed to get buy-in to predetermined outcomes. Rather than gathering citizen input at the end. 5. I have zero trust in City of Boulder executive and legislative branches down to the supervisory level.

**From:** Katie Wahr  
**To:** [bakerm@bouldercolorado.gov](mailto:bakerm@bouldercolorado.gov); [blaugrundb@bouldercolorado.gov](mailto:blaugrundb@bouldercolorado.gov); [feinberglopezn@bouldercolorado.gov](mailto:feinberglopezn@bouldercolorado.gov); [garganol@bouldercolorado.gov](mailto:garganol@bouldercolorado.gov); [goldfarba@bouldercolorado.gov](mailto:goldfarba@bouldercolorado.gov); [hiltond@bouldercolorado.gov](mailto:hiltond@bouldercolorado.gov); [martinssonl@bouldercolorado.gov](mailto:martinssonl@bouldercolorado.gov); [shanksp@bouldercolorado.gov](mailto:shanksp@bouldercolorado.gov); [youngd@bouldercolorado.gov](mailto:youngd@bouldercolorado.gov); [#LandUsePlanner](#)  
**Subject:** CU South  
**Date:** Monday, February 06, 2017 1:28:29 PM

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Dear Planning Commission members,

I would like to share with you my Guest Opinion article about CU South, which was published in the Daily Camera yesterday.

(See full text below, plus a link to the article)

Thank you,

~Katie Wahr

## **CU South: Flood mitigation must be decoupled from annexation**

In a straw vote on January 24th, the City Council and Planning Board voted in favor of granting CU full annexation of their property in exchange for the erection of a high-hazard dam on the northeast side of the property (“Despite flood concerns, Boulder moving toward a CU South annexation,” Daily Camera, Jan. 27). Flood mitigation of this land is critical and necessary in order to prevent the flooding of the homes of downstream residents in a repeat event of the floods of September 2013. However, annexation of the entire property need not be tied to enactment of flood mitigation, and if we grant annexation of the entire property all at once, we lose our power as a community to have much say in what the future of that land holds. CU has released only vague information about what it is that they would like to build on the property, and in agreeing to full annexation at this point in time, we as a city are cutting short the site review that is typical in annexation agreements and losing our only opportunity to enforce land use decisions.

Whatever development occurs on this property will without doubt have deleterious effects on the open space itself. This land is an essential habitat and corridor for many forms of wildlife, several of which are endangered...a contiguous part of the vast greenbelt of wetlands and other designated open space that surrounds our city...and a beloved site for countless recreationists and outdoor enthusiasts. These details alone are argument enough for preservation of the land; this land is the definition of what makes Boulder the town that it is, and what we as a city value and hold dear. The City itself officially designated 220 acres of this land to be set aside as future open space in 1981, effective once Flatirons Sand and Gravel completed their mining operations on the property, but when CU bought the land out

from under the City in 1996, the University began working to change this designation.

Depending on what CU chooses to build, it has potential to both greatly change the character and quality of life in the surrounding neighborhoods, as well as cause a significant increase in traffic flow in the area. CU has stated that it plans to develop up to 50% of the 308 acre parcel which, depending on how much of that development is dedicated to the student and faculty housing that CU has proposed, could bring an influx of thousands of people to South Boulder. Traffic congestion on Table Mesa between US 36 and Broadway during peak hours is already overwhelming; what will it look like after this mass increase in residents? The Fox Tuttle Transportation Analysis conducted in September of 2016 did not look at the impact that increased traffic flow would have on surrounding areas, presumably because without full knowledge of what is going to be built on the property, thorough and complete analysis is an impossibility.

In granting CU's request for full annexation, we are approving development of the land without knowing *what* development we are approving and, therefore, without being able to first conduct the necessary studies to determine *how* this development will affect our city, citizens, and infrastructure. These are all matters that deserve time for thoughtful discussion and consideration, and in making flood mitigation decisions contingent upon full annexation of the property, we are being forced to rush into an annexation agreement while pushing aside a critical step that is necessary in ensuring the best interests and long term success of our city. We need to move forward with flood mitigation urgently and quickly, but need not do it at the expense of this land, nor of the surrounding established neighborhoods.

CU is a prominent public entity with at least as much responsibility for flood mitigation on its property as the City; the lives and homes of residents downstream from this property literally depend on appropriate modification of this land. As such, should CU not be willing to grant the City access to whatever portion of their property is required in order to create the safest, most efficient and cost effective form of flood mitigation...*without* making this necessary mitigation contingent upon full annexation of the property?

Decisions about annexation must be decoupled from decisions about flood mitigation. Once the property is annexed, the City will have little say in the future of the property. And once this open space is gone, it is gone forever.

[http://www.dailycamera.com/letters/ci\\_30772885/katie-wahr-cu-south-flood-mitigation-must-be](http://www.dailycamera.com/letters/ci_30772885/katie-wahr-cu-south-flood-mitigation-must-be)

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Katie Wahr: CU South: Flood mitigation must be decoupled from annexation

www.dailycamera.com



In a straw vote on Jan. 24, the City Council and Planning Board voted in favor of granting CU full annexation of their property in exchange for the erection of a high-hazard dam on the northeast side of the property.

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**From:** Anne Gifford  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** CU South property  
**Date:** Wednesday, February 08, 2017 11:49:22 AM

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I am resident of South Boulder, and would like to voice my request that you not vote change the "Flatirons- CU South" land-use designation to PUBLIC. Please keep the current Open Space designation and work together instead to create a less-intensive flood control option that would use a smaller berm, not a massive dam, and a series of levees. This option would use more of the property but could be more effective, less costly, and could be built more quickly than the high hazard dam.

Our remaining open space in Boulder is priceless. Thank you for protecting it.

Kind regards,

.

Anne Gifford  
Gifford Graphics, Inc.  
[www.annegifford.com](http://www.annegifford.com)  
720-472-4990

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#246]  
**Date:** Wednesday, February 08, 2017 2:07:30 PM

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Name *	kathie joyner
Email *	<a href="mailto:joynermcguire@comcast.net">joynermcguire@comcast.net</a>
Phone Number (optional)	(303) 543-0799
Address (optional)	 4960 Qualla Dr. Boulder, CO 80303 United States
This comment relates to: *	CU South

**Comment: \***

As Commissioner Dominico was absent from yesterday's general comment period, I'd like to pass this along to her. Thanks.

Good morning, Commissioners. My name is Kathie Joyner and I live at 4960 Qualla Dr, Boulder. I am a member of the South Boulder Creek Action Group that formed after the catastrophic overtopping of South Boulder Creek floodwaters over US36 in 2013. You're likely aware that for almost 20 years, the City of Boulder has made efforts to implement effective flood mitigation for the protection of those living around and downstream of South Boulder Creek. With no mitigation yet in place, those of us living downstream remain in harms' way year and year.

Because of the considerable risk of a similar future flood event (or worse), we have been working steadily for over 3 years with members of City Council, city boards and city staff on this critical project. We appreciate the opportunity to talk with you about it today.

During the flooding in 2013, thousands of lives in our neighborhoods were at great risk. Emergency responders could not access the neighborhoods despite getting calls for help, there was no way to evacuate the area as egress roads/hwys. were unpassable due to flooding, and feet and feet of flood waters poured into our homes. In fact, we are all still amazed that there was no loss of life as a result of the devastating flooding.

Option D was selected as the preferred flood mitigation alternative in 2015 by the City Council, the WRAB and OSBT. This option involves the interagency cooperation of the City, CU and CDOT. This is the first time in the long history of the project that we have had three willing partners ready to move ahead with implementation. This includes the City (flood mitigation sponsor), CU (providing 80+ ac. of detention) and CDOT (berm to be constructed within US 36 right-of-way). This is an extremely unique situation given the prior unsuccessful efforts over nearly 20 years. Those of us living in harms' way have to ask—if not now, when?

We strongly urge you to approve the proposed comp amendment for CU South when this comes before you for a vote later this spring. We view this action as positive in a variety of ways. This is the City's chance to help craft a legally-binding annexation agreement that will ensure that any future development on the CU South property will not be in conflict with larger City goals and benefits its residents. It's a chance to nail down issues related to recreational opportunities, conservation areas,

what future development would look like, transit/transportation and, importantly for us, flood mitigation can move ahead. The South Boulder Creek flood mitigation project is a critical health & safety issue and one that cannot move quickly enough for those that live in harms' way. Again, we urge you to approve the proposed comp plan amendment for CU South. Thank you.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#247]  
**Date:** Wednesday, February 08, 2017 2:10:34 PM

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Name *	kathie joyner
Email *	<a href="mailto:joynermcguire@comcast.net">joynermcguire@comcast.net</a>
Phone Number (optional)	(303) 543-0799
Address (optional)	 4960 Qualla Dr. Boulder, CO 80303 United States
This comment relates to: *	CU South

**Comment: \***

For Planning Commissioners.

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mitigation can move ahead. The South Boulder Creek flood mitigation project is a critical health & safety issue and one that cannot move quickly enough for those that live in harms' way. Again, we urge you to approve the proposed comp plan amendment for CU South. Thank you.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** Kathie  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** CU South comp plan amendment, County Commissioners testimony, 2/7/17  
**Date:** Wednesday, February 08, 2017 2:13:59 PM

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*Could you please pass this along to Cindy Domenico as she was absent from the general public testimony yesterday. Thanks.*

Good morning, Commissioners. My name is Kathie Joyner and I live at 4960 Qualla Dr, Boulder. I am a member of the South Boulder Creek Action Group that formed after the catastrophic overtopping of South Boulder Creek floodwaters over US36 in 2013. You're likely aware that for almost 20 years, the City of Boulder has made efforts to implement effective flood mitigation for the protection of those living around and downstream of South Boulder Creek. With no mitigation yet in place, those of us living downstream remain in harms' way year and year.

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*Kathie Joyner  
South Boulder Creek Action Group  
303 543-0799*

**From:** South Boulder Creek Action Group  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** YES to Annexation of CU South  
**Date:** Wednesday, February 08, 2017 3:30:28 PM

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Dear Commissioners Domenico, Gardner and Jones.

Here is a copy of the testimony I gave at yesterday's meeting for your reference. Again, thank you for allowing me to address you.

My name is Laura Tyler and I'm a member of the South Boulder Creek Action Group. We are a neighborhood group that advocates for the safety of people whose lives and property are threatened when floodwaters from South Boulder Creek overtop U.S. 36. We urge you to support changes to the Boulder Valley Comprehensive Plan that will allow the City of Boulder to cooperate with University of Colorado to implement its flood mitigation plan known as Option D. And we support the annexation of CU South unequivocally.

As you may know, in August 2015, after years of public process, Boulder's City Council voted unanimously to move forward with Option D on the advisement of its Water Resources Advisory Board (WRAB) and Open Space Board of Trustees. On January 19th Boulder's Planning Board had an unusual meeting regarding this issue. On its agenda was a review of comp. plan land use changes relating to CU South. What unfolded instead was a re-litigation of Option D, with WRAB Chair Dan Johnson placed in the hot seat to defend his board's 2015 recommendation to City Council. In response to that experience, Dan Johnson addressed the following letter to Planning Board Chair, John Gerstle, and Mayor Suzanne Jones (later posted by Jones on the Boulder Council Hotline).

From: Johnson, Dan L (Denver)<<mailto:dan.johnson@aecom.com>>  
Sent: Tuesday, January 24, 2017 9:22 AM  
To: Jones, Suzanne<<mailto:JonesS@bouldercolorado.gov>>; John Gerstle<<mailto:johnhgerstle@gmail.com>>  
Cc: Arthur, Jeff<<mailto:ArthurJ@bouldercolorado.gov>>  
Subject: South Boulder Creek Flood Protection

Dear Suzanne and John,

I understand that this evening's BVCP Joint Study Session Part 3 includes the South Boulder Creek Flood Mitigation Project. This project was reviewed, deliberated, and passed by the WRAB over the period December 2009 to July 2015.

At our regular January meeting (last evening) the WRAB discussed concerns about Option D expressed in recent public meetings and in a memorandum (01/17/17) by Save South Boulder Now. The conclusion of the discussion was unanimous agreement that our six-year evaluation process and selection of Option D is still valid. We recommend that the project be included in the BVCP. The WRAB understands that the current design was sufficient only to select a general concept and initiate negotiations with CDOT and CU and further

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Laura Tyler -  
**Date:** Wednesday, February 08, 2017 3:38:49 PM

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Boulder County Property Address : 4915 Qualla Drive, Boulder, CO 80303

Name: Laura Tyler

Email Address: [Laura@sbcreekactiongroup.org](mailto:Laura@sbcreekactiongroup.org)

Please enter your question or comment: Dear Planning Commission,

My name is Laura Tyler and I'm a member of the South Boulder Creek Action Group. We are a neighborhood group that advocates for the safety of people whose lives and property are threatened when floodwaters from South Boulder Creek overtop U.S. 36. We urge you to support changes to the Boulder Valley Comprehensive Plan that will allow the City of Boulder to cooperate with University of Colorado to implement its flood mitigation plan known as Option D. And we support the annexation of CU South unequivocally.

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Sent: Tuesday, January 24, 2017 9:22 AM  
To: Jones, Suzanne<<mailto:JonesS@bouldercolorado.gov>>; John Gerstle<<mailto:johnhgerstle@gmail.com>>  
Cc: Arthur, Jeff<<mailto:ArthurJ@bouldercolorado.gov>>  
Subject: South Boulder Creek Flood Protection

Dear Suzanne and John,

I understand that this evening's BVCP Joint Study Session Part 3 includes the South Boulder Creek Flood Mitigation Project. This project was reviewed, deliberated, and passed by the WRAB over the period December 2009 to July 2015.

At our regular January meeting (last evening) the WRAB discussed concerns about Option D expressed in recent public meetings and in a memorandum (01/17/17) by Save South Boulder Now. The conclusion of the discussion was unanimous agreement that our six-year evaluation process and selection of Option D is still valid. We recommend that the project be included in the BVCP.

The WRAB understands that the current design was sufficient only to select a general concept and initiate negotiations with CDOT and CU and further studies. We envision modifications to Option D will occur as the property negotiations, impact studies, environmental evaluations, permitting activities, and preliminary designs progress.

The WRAB is aware of the property damage and risk to human life that can be mitigated by completion of the project before the next flood - we are not aware of when the next flood will occur.

Sincerely,  
Dan Johnson  
Chairperson of WRAB

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the

Colorado Open Records Act.

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#248]  
**Date:** Wednesday, February 08, 2017 4:54:49 PM

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Name *	David McGuire
Email *	<a href="mailto:dmcguirepm@hotmail.com">dmcguirepm@hotmail.com</a>
Phone Number (optional)	(303) 543-0799
Address (optional)	 4960 Qualla Drive Boulder, CO 80303 United States
This comment relates to: *	CU South

**Comment: \***

Presented to Boulder County Commissioners 2/07/17

David McGuire— 4960 Qualla Dr.; a member of the South Boulder Creek Action Group. We've been working with Boulder City Council and boards for over 3 years advocating for implementation of the South Boulder Creek Flood Mitigation Study and more recently "Option D" of that study.

The City of Boulder has been looking at options to curtail flooding over US 36 for close to 20 years. Intense flooding occurred in the late 30's, throughout the 50's, 1969, and most recently 2013. The City has looked at dozens of alternative plans spanning from improvements at Gross reservoir to the current plan "Option D" located at US 36. Many of these projects were in the hundreds of millions of dollars, involved land condemnations and significant impacts to the SBC's surrounding habitats. Obviously none of these options was ever built. Now we have a very effective, do-able and comparatively affordable alternative as far downstream as we can get having exhausted other upstream alternatives.

Facts of this comp plan amendment:

- The thousands of us downstream from this flooding are at continuous risk for our lives
- Numerous alternatives have been studied and rejected from Gross reservoir to this "end of the line" point where the water overtops US 36
- Option D is a viable plan to stop water from overtopping US 36 using 80 acres of CU property for flood storage
- CDOT has offered a strip of US 36 ROW for berm construction removing it from City Open Space
- This is the only solution in decades that has been acceptable thus far to all landowners and government engineers/planners/regulators

Option D is designed for the 100 year floodplain: This is the policy standard for all current flood mitigation in the federal government (National Flood Insurance Program - NFIP, FEMA), Boulder City and Boulder County. We are simply asking for the current standard level of protection as the rest of the country. To change policy in the middle of this process to impact one project will completely derail all the progress we've made to this point and put us back to square one searching for "perfect" instead of adhering to the accepted national standard for floodplain management. The proposed solution designed to the 100 year floodplain standard would have spared our neighborhoods from the extreme flooding event in 2013 and may well save our lives in the future. We also know that the highest responsibility for any government is to protect the health and safety of its residents. Please exercise this highest of all your responsibilities by approving the CU South comprehensive plan amendment when it comes before you as this will facilitate moving the South

Boulder Creek Flood Mitigation Study forward.

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** Amy Cox Siemel  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** CU South  
**Date:** Wednesday, February 08, 2017 8:10:22 PM

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Hello Deb, Cindy and Elise,

Thank you for your thoughtful discourse at the meeting on the CU South property last week. I appreciate the questions you asked of City staff. I am deeply worried about the current discussion regarding the CU South property. My concerns are as follows:

- Flood mitigation must be our number one priority. The existing berm on the South and East sides of the property cuts down the riparian floodplain there by an estimated 75%. It has been maintained to protect CU's property at the expense of its downstream neighbors. The berm should be torn down immediately, to allow a flooded South Boulder Creek to inhabit its historical floodplain.
- This land wants to be wet. There is great wisdom in allowing the land to divert floodwaters naturally. Please recommend that these wetlands be restored and allowed to do their job of absorbing overflow.
- It is inappropriate to link the complicated and controversial issues of land use designation changes and annexation to our discussion of saving life and property in the event of a flood.
- This area has been a beloved place for countless Boulder residents for over 20 years, since CU bought it out from under the City. Originally intended to be a park or permanent open space, this undeveloped land is vital to the character and quality of life in South Boulder.
- These 308 acres teem with bluebirds, meadowlarks, raptors, great horned owls, deer, coyotes and even the occasional moose. They are home to endangered species, including the Preble's Meadow Jumping Mouse, Ute Ladies' Tresses orchids, and the soon to be endangered Monarch Butterfly.

I urge you to recommend no land use designation change on the CU South property at this time, as well as absolutely no discussion of annexation without more specific plans from the University.

Thank you for your time,

Amy Siemel  
1233 Aikins Way  
Boulder 80301

*Let the beauty we love be what we do. There are hundreds of ways to kneel and kiss the ground.*

**-Rumi**

**From:** J David Hughes  
**To:** [Boulder County Board of Commissioners](mailto:Boulder_County_Board_of_Commissioners); [domenicoc@bouldercolorado.gov](mailto:domenicoc@bouldercolorado.gov); [gardnerd@bouldercolorado.gov](mailto:gardnerd@bouldercolorado.gov); [jonese@bouldercolorado.gov](mailto:jonese@bouldercolorado.gov); [bakerm@bouldercolorado.gov](mailto:bakerm@bouldercolorado.gov); [blaugrundb@bouldercolorado.gov](mailto:blaugrundb@bouldercolorado.gov); [feinberglopezn@bouldercolorado.gov](mailto:feinberglopezn@bouldercolorado.gov); [garganol@bouldercolorado.gov](mailto:garganol@bouldercolorado.gov); [goldfarba@bouldercolorado.gov](mailto:goldfarba@bouldercolorado.gov); [hiltond@bouldercolorado.gov](mailto:hiltond@bouldercolorado.gov); [martinssonl@bouldercolorado.gov](mailto:martinssonl@bouldercolorado.gov); [shanksp@bouldercolorado.gov](mailto:shanksp@bouldercolorado.gov); [youngd@bouldercolorado.gov](mailto:youngd@bouldercolorado.gov); [appelbaumm@bouldercolorado.gov](mailto:appelbaumm@bouldercolorado.gov); [brocketta@bouldercolorado.gov](mailto:brocketta@bouldercolorado.gov); [burtonj@bouldercolorado.gov](mailto:burtonj@bouldercolorado.gov); [jones@bouldercolorado.gov](mailto:jones@bouldercolorado.gov); [morzell@bouldercolorado.gov](mailto:morzell@bouldercolorado.gov); [shoemaker@bouldercolorado.gov](mailto:shoemaker@bouldercolorado.gov); [weavers@bouldercolorado.gov](mailto:weavers@bouldercolorado.gov); [yatesb@bouldercolorado.gov](mailto:yatesb@bouldercolorado.gov); [youngm@bouldercolorado.gov](mailto:youngm@bouldercolorado.gov); [boulderplanningboard@bouldercolorado.gov](mailto:boulderplanningboard@bouldercolorado.gov); [WRAB@bouldercolorado.gov](mailto:WRAB@bouldercolorado.gov); [kadyan@gmail.com](mailto:kadyan@gmail.com); [dan.johnson@aecom.com](mailto:dan.johnson@aecom.com); [kvincent28@mac.com](mailto:kvincent28@mac.com); [lesley.smith@comcast.net](mailto:lesley.smith@comcast.net); [mark.squillace@colorado.edu](mailto:mark.squillace@colorado.edu); [hartoghf@bouldercolorado.gov](mailto:hartoghf@bouldercolorado.gov); [davism@bouldercolorado.gov](mailto:davism@bouldercolorado.gov); [bracyknightk@bouldercolorado.gov](mailto:bracyknightk@bouldercolorado.gov); [isaacsont@bouldercolorado.gov](mailto:isaacsont@bouldercolorado.gov); [brownc@bouldercolorado.gov](mailto:brownc@bouldercolorado.gov)  
**Subject:** CU South - South Boulder Resident Concern - RETAIN OPEN SPACE DESIGNATION  
**Date:** Friday, February 10, 2017 8:46:25 AM

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City Council Members, County Commissioners, and Planning Board Members:

I've been made aware by the latest plans to change the land-use designation of the Flatirons-CU South from Open Space to Public. Along with many other Boulder residents, I have serious concerns about this and want to voice my concerns:

1. **Acceptance of Growth Paradigm:** Why must we accept that "CU is in growth mode"? Why? We love CU, but an overly aggressive growth strategy (real estate, enrollment, housing, etc.) as an accepted strategy need not come with negative impact on the community of Boulder, especially given local climate change, resource reduction, and resilience strategies. What other uses for that space could be more effective - local farms, local agriculture, others?
2. **Flood Risk** - As you've been made aware, there are opportunities to analyze a less-intensive flood control option that would use a smaller berm, not a massive dam, and a series of levees. This option would use more of the property but could be more effective, less costly, and could be built more quickly than the high hazard dam. What is the purpose of rushing this prior to that being done?
3. **Traffic & Transportation** - I've lived in South Boulder for 10 years now and the traffic pattern increase on Table Mesa is astonishing. Table Mesa from 36 to Broadway has got to be one of the most unsafe stretches of road in all of Boulder. Have traffic studies been done to validate and verify this? The decision several years ago to close Hanover Elementary and then re-open as Summit Charter, in retrospect, has to be reviewed. The Majestic Heights neighborhood has been impacted significantly with daily traffic of parents taking kids too and from Summit as they reside in all different corners of Boulder County.

Please note my neighbors share similar concerns and you'll be hearing from more and more of them shortly.

David

--

**David Hughes**  
**46th Street, South Boulder**

studies. We envision modifications to Option D will occur as the property negotiations, impact studies, environmental evaluations, permitting activities, and preliminary designs progress.

The WRAB is aware of the property damage and risk to human life that can be mitigated by completion of the project before the next flood - we are not aware of when the next flood will occur.

Sincerely,  
Dan Johnson  
Chairperson of WRAB

We understand you may be receiving correspondence and testimony from Save South Boulder Now raising questions about Option D. This email is to clarify that those of us who live in the affected area are not only acutely aware that the implementation of Option D is a time sensitive project, but we are happy with Option D, and the process that went into choosing it, and do not wish to slow it down. (Every month that passes puts us another month closer to the next catastrophic flood.) While we understand this is a complex project, and we fully support people being able to get the information about it they need, we oppose disingenuous attempts to slow or stop the process under the guise of “concern” that past decisions by made by Boulder’s City Council were based on a faulty process.

Thank you,

Laura

Laura Tyler on behalf of the South Boulder Creek Action Group  
[Laura@sbcreekactiongroup.org](mailto:Laura@sbcreekactiongroup.org)  
[www.sbcreekactiongroup.org](http://www.sbcreekactiongroup.org)

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Terry Farless -  
**Date:** Monday, February 27, 2017 9:16:06 PM

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Boulder County Property Address : CU South

Name: Terry Farless

Email Address: twf723@gmail.com

Please enter your question or comment: I am writing to ask you to keep the Flatirons-CU South property as Open Space and, specifically, to NOT change its designation to Public. I believe the University of Colorado made a bad decision to purchase land in a flood plain and are now pressuring the city to bail it out. It makes no sense to move towards development in an area that is so obviously at risk of flooding during a major flood event. It makes no sense to spend tens of millions of taxpayer dollars to build a three-story high hazard dam next to highway 36 that is designed only to mitigate a 100-year flood when (A) FEMA and the Association of State Floodplain Managers now recommend preparing for larger events, and (B) a quicker and MUCH cheaper solution for flood mitigation to protect lives across all of south Boulder would be to restore all 308 acres of the CU South area to open space, remove the illegal berm that CU built around its perimeter, and allow floodwaters to be absorbed into the ponds and streams, and use the mined-out quarry in its center as a detention pond to slow down floodwaters.

Please, let's keep Boulder at the global forefront of the wise use of Open Space and do not change the designation of CU South to Public. PLEASE KEEP CU SOUTH AS OPEN SPACE!

Thank you,

Terry Farless  
1280 Chambers Drive  
Boulder, CO 80305

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Amy Siemel -  
**Date:** Thursday, March 02, 2017 11:13:50 AM

---

Boulder County Property Address : 1233 Aikins Way, Boulder 80305

Name: Amy Siemel

Email Address: [amysiemel@gmail.com](mailto:amysiemel@gmail.com)

Please enter your question or comment: Dear Members of the Planning Commission,

Thank you for your hard work on behalf of the people of Boulder County.

I am writing to express my deep concern about the current discussions regarding land-use changes to the Boulder Valley Comprehensive Plan, specifically for the CU South Property. It is my understanding that there is talk of changing the current designations to Public, which I strongly oppose for the following reasons:

- Flood mitigation must be our number one priority. The existing berm on the South and East sides of the property cuts down the riparian floodplain there by an estimated 75%. It has been maintained to protect CU's property at the expense of its downstream neighbors. The berm should be torn down immediately, to allow a flooded South Boulder Creek to inhabit its historical floodplain.

- This land wants to be wet. There is great wisdom in allowing the land to divert floodwaters naturally. Please recommend that these wetlands be restored and allowed to do their job of absorbing overflow.

- It is inappropriate to link the complicated and controversial issues of land-use designation changes and annexation to our discussion of saving life and property in the event of a flood.

- This area has been a beloved place for countless Boulder residents for over 20 years, since CU bought it out from under the City. Originally intended to be a park or permanent open space, this undeveloped land is vital to the character and quality of life in South Boulder.

- These 308 acres teem with bluebirds, meadowlarks, raptors, great horned owls, deer, coyotes and even the occasional moose. They are home to endangered species, including the Preble's Meadow Jumping Mouse, Ute Ladies' Tresses orchids, and the soon to be endangered Monarch Butterfly.

I strongly urge you to please, please oppose any land-use changes to the CU South property. Once land is gone, it's gone forever. I also implore you to insist on absolutely no discussions regarding annexation of the property without more specific plans from the University.

Thank you for your time,

Amy Siemel

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**From:** Amy Cox Siemel [<mailto:amysiemel@gmail.com>]  
**Sent:** Thursday, March 02, 2017 11:47 AM  
**To:** [bvcpchanges@bouldercolorado.gov](mailto:bvcpchanges@bouldercolorado.gov)  
**Subject:** CU South

Hello BVCP Team,

Thank you for your hard work on behalf of the people of Boulder.

I am writing to express my deep concern about the current discussions regarding land-use changes to the Boulder Valley Comprehensive Plan, specifically for the CU South Property. It is my understanding that there is talk of changing the current designations to Public, which I strongly oppose for the following reasons:

- Flood mitigation must be our number one priority. The existing berm on the South and East sides of the property cuts down the riparian floodplain there by an estimated 75%. It has been maintained to protect CU's property at the expense of its downstream neighbors. The berm should be torn down immediately, to allow a flooded South Boulder Creek to inhabit its historical floodplain.
- This land wants to be wet. There is great wisdom in allowing the land to divert floodwaters naturally. Please recommend that these wetlands be restored and allowed to do their job of absorbing overflow.
- It is inappropriate to link the complicated and controversial issues of land-use designation changes and annexation to our discussion of saving life and property in the event of a flood.
- This area has been a beloved place for countless Boulder residents for over 20 years, since CU bought it out from under the City. Originally intended to be a park or permanent open space, this undeveloped land is vital to the character and quality of life in South Boulder.
- These 308 acres teem with bluebirds, meadowlarks, raptors, great horned owls, deer, coyotes and even the occasional moose. They are home to endangered species, including the Preble's Meadow Jumping Mouse, Ute Ladies' Tresses orchids, and the soon to be endangered Monarch Butterfly.

I strongly urge you to please, please oppose any land-use changes to CU South. I also implore you to insist on absolutely no discussions regarding annexation of the property without more specific plans from the University. Once land is gone, it's gone forever.

Thank you for your time,

Amy Siemel  
1233 Aikins Way  
Boulder 80305

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Katie Wahr - BVCP-15-0001  
**Date:** Friday, March 03, 2017 4:53:16 PM

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Boulder County Property Address : CU South

If your comments are regarding a specific docket, please enter the docket number: BVCP-15-0001

Name: Katie Wahr

Email Address: kwahr@hotmail.com

Please enter your question or comment: I am hearing talk of an eminent request to change the land use designation of the 220 acres of "Open Space" at CU South to "Public", and I am writing to express my deep concern with regards to this proposal. The City has wished to preserve this land as open space since the 1970s, hence the official designation in 1981 of over 2/3 of the land as such. In 1972, the City Greenbelt Committee unanimously resolved that "since this general area provides an entry way to the City...its general character should be that of open space. " Later in the year, it agreed to allow Flatirons to begin their gravel mining operation on this site provided that the "land remains open space at virtually no cost to the public" after the mining was completed...a condition that was violated when Flatirons ultimately sold the land to CU instead.

It makes me heartsick to think of this land being destroyed. It serves as habitat for several endangered species...it is a contiguous part of the vast greenbelt of wetlands and other designated open space that surrounds our city...it acts as a corridor for many forms of wildlife...it provides drivers coming into Boulder on US 36 with an unobstructed viewscape...and it is for me and countless other members of our community a beloved outdoor and recreational site. I walk in this open space on a near daily basis, often several times a day, and every time I am out there I am filled with such gratitude for the views and the vast open land; the grass and birds and trees and peacefulness and general openness and beauty that is representative of what makes our town so special, and of what we as citizens value and hold dear. When I was out there this morning, I spotted a hawk perched on a treetop and watched for many minutes as it sat and surveyed the land; this experience felt so wild, intimate and significant and the rest of my day was brightened from this encounter.

If the bulk of this property is re-designated as public land, this will give CU license to do virtually anything that it wishes with it, without regard for the impact on this or adjacent land. Giving CU this kind of power will not serve us as a community, and holds potential to cause very serious harm.

Furthermore, this land is made up predominantly of wetlands and landfill, neither of which are suitable types of land for development. The water table in this area is high, and so there is standing water on much of the land year-round. The landfill on the west side of the property is unstable, and it is my understanding that homeowners at the top of this hill are reporting cracking foundations as their homes begin to slowly slide down the hill. And, to top it off, the majority of this land lies within the historic floodplain of South Boulder Creek and its associated wetlands and drainages.

I urge to you to deny the request to change the designation of this open space to public land. Please consider the negative and deleterious effects that such a change would have on this land, our citizens and our community.

Thank you

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Ann Wahr - BZCP-15-0001  
**Date:** Saturday, March 04, 2017 3:31:50 PM

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Boulder County Property Address : CU South

If your comments are regarding a specific docket, please enter the docket number: BZCP-15-0001

Name: Ann Wahr

Email Address: annwahr@comcast.net

Phone Number: (303) 499-6193

Please enter your question or comment: I was upset to hear that there is a possibility of changing the land use delegation of CU South from “open space” to “public”. I have lived in the Table Mesa area for 34 years and visit this space on a year round basis. I particularly enjoy the opportunity to occasionally ski there in the winter. The views of the Flatirons covered in fresh snow are so beautiful. It seems that by changing the designation of the land the city would lose control of what the land is used for. This does not seem like it would be a beneficial situation for the community (human, animal or plant). Please deny the request to change the designation of this land from “open space” to “public”.

Thank you,  
Ann Wahr

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**From:** [Wufoo](#)  
**To:** [Boulder County Board of Commissioners](#)  
**Subject:** County Commissioners Contact Us/Feedback Form. [#313]  
**Date:** Tuesday, March 07, 2017 7:57:14 AM

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Name *	Charles (Chuck) Howe
Organization (optional)	Pesonal
Email *	<a href="mailto:Charles.Howe@Colordo.edi">Charles.Howe@Colordo.edi</a>
Phone Number (optional)	(720) 562-8089
My Question or Feedback most closely relates to the following subject: (fill in the blank) *	Approval of Comprehensive Plan changes to accommodate flood control
Comments, Question or Feedback *	We all remember clearly the devastating impacts of the Sept. 13' flood. Frasier Meadows Retirement Community was heavily hit by a wave that struck the Health Care Center with 40 bed-ridden patients. I just want to encourage you to approve the appropriate changes to the Comp Plan that would accommodate a flood structure and the related flood containment area. Many thanks.
Please check box below *	<ul style="list-style-type: none"><li>I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Liz Mahon -  
**Date:** Tuesday, March 07, 2017 9:46:13 AM

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Boulder County Property Address : 1280 Chambers Drive

Name: Liz Mahon

Email Address: mahon@nc.rr.com

Phone Number: (303) 248-3408

Please enter your question or comment: Since September 2016, I have tried to educate myself about the CU Boulder South property by attending CU South public meetings, planning board meetings, open space meetings, and planning board-city council study session. I am writing this letter to request certain actions on your part to help sustain a livable Boulder and an open dialogue about the vision for CU South.

I request that you oppose changing the CU South land use designation on The Boulder Valley Comprehensive Plan at this time. The existing land use designations (open space, low density residential and medium density residential) are an appropriate vision for this piece of land. The city of Boulder should not feel compelled to support CU Boulder's plan to develop food plain land that is designated as desirable Open Space.

I request that you also do not consider annexation of the property until CU Boulder provides a detailed development and traffic congestion mitigation plan. At the January Planning Board meeting, it was explained how the board had denied annexation to two other entities recently because the proposals did not have sufficient plans. The conclusion that night was CU will have to play by the same rules and provide a detailed plan to be considered for annexation. Yet, CU Boulder continually says they have no plan and it will take years to develop a plan. This ties back to request #1: Changing land use designation in anticipation of annexation is premature.

Thank you for your consideration and for your service to the county of Boulder.

Sincerely,  
Liz Mahon

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**From:** flood-bounces@sbcreekactiongroup.org  
**To:** [flood@sbcreekactiongroup.org](mailto:flood@sbcreekactiongroup.org)  
**Cc:** [Team Qualla](#)  
**Subject:** [Flood] New Site/Our Position on Annexation of CU South  
**Date:** Thursday, March 09, 2017 8:31:07 AM

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Neighbors,

Would you like to know more about where the South Boulder Creek Action Group stands on the annexation of CU South for flood mitigation? Visit our newly updates website for current information.

<https://www.southbouldercreekactiongroup.com/boulder-flood-2013/>

- As you know, the South Boulder Creek Action Group advocates for people whose lives and property are threatened when floodwaters from South Boulder Creek overtop U.S. 36. Visit our Boulder Flood 2013 page to see video of the 2013 flood overtopping U.S. 36 and find out why health and safety remains our number one priority.

<https://www.southbouldercreekactiongroup.com/boulder-flood-2013/>

- In the process of our advocacy, we have learned that the City of Boulder seeks to collaborate with CU and CDOT on providing flood mitigation for our neighborhood. The City anticipates CU will request annexation into the City as part of that process. The South Boulder Creek Action Group supports interagency collaboration. We view annexation as a tool Boulder citizens can use to create much needed certainty at CU South by entering into a legally binding agreement with CU that will determine the use of their property for flood mitigation. While it is our main goal to achieve flood mitigation, we are also interested in the quality of life issues that concern all Boulder residents . . . Read more about what we're hearing from other neighborhoods about what they'd like to see at CU South on our CU South page:

<https://www.southbouldercreekactiongroup.com/cu-south/>

- Finally, the South Boulder Creek Action Group fully supports the City of Boulder's flood mitigation plan, Option D. Read more about why here:

<https://www.southbouldercreekactiongroup.com/option-d/>

Again, your feedback and questions are warmly welcome. Your input matters and we are always interested in hearing from you.

Laura

Laura Tyler on behalf of the South Boulder Creek Action Group  
[www.southbouldercreekactiongroup.com](http://www.southbouldercreekactiongroup.com)

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Flood

To subscribe or unsubscribe please send a request to [floodadmin@sbcreekactiongroup.org](mailto:floodadmin@sbcreekactiongroup.org).

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Amy Siemel -  
**Date:** Saturday, March 11, 2017 11:21:24 AM

---

Name: Amy Siemel  
Email Address: [amysiemel@gmail.com](mailto:amysiemel@gmail.com)  
Please enter your question or comment: Dear County Land Use Commissioners,

Thank you for your hard work and dedication on behalf of the people of Boulder County!

I'm writing to make you aware of a guest opinion article I recently had published in the Daily Camera, in case you haven't already seen it.

You can visit the Daily Camera's website or read below, where I've pasted the text of the article.

Thank you for your time,  
Amy Siemel

Amy Siemel: Not so fast on CU South annexation  
By Amy Siemel  
POSTED: 03/03/2017 07:25:25 PM MST

In his Feb. 20 column in the Daily Camera, "Full annexation makes sense at CU South," Jim Martin, former University of Colorado regent, argues that annexation of the CU South property would be beneficial for all stakeholders, including the city, the county, local residents and the university. I respectfully disagree.

Mr. Martin writes that the city would benefit from full annexation because it could then work with CU to provide badly needed flood mitigation for downstream residents. Implicit in this idea is that the university bears no responsibility for flood mitigation on its own property and that the moral and financial burden for such should fall entirely upon the city and its taxpayers. What's more, CU appears to be using the city and county's rightful desire to protect their citizens from catastrophic flooding as leverage in its quest to eventually develop the land. This prioritizing of CU's interests over the well-being of nearby residents is not new.

To highlight one of several such examples, Boulder County in 1996 reprimanded CU for the unauthorized and illegal increase of the berm along the south and east edges of the property by two to three feet, which not only violated its use permit but also increased potential flood hazard to residents downstream. The berm remains today, after having been repeatedly reinforced and increased by the university, and has reduced the historic riparian floodplain of the South Boulder Creek by an estimated 75 percent. That is, floodwaters that once naturally flowed unhampered across the property have been diverted through an unnaturally small channel and sent roaring downstream to, as evidenced by the 2013 floods, become someone else's problem. It is striking that in reviewing the final South Boulder Creek Flood Mitigation Study, every one of the depicted alternatives leaves the southern portion of the CU property high and dry, and thus available for development.

Also in his article, Mr. Martin suggests that full annexation of the CU South property would provide the additional benefit to the city of "enhancing its habitat-protection goals." In 1972, the city Greenbelt Committee unanimously resolved that because this area is a gateway to the city, its character should remain that of open space. Later that year, when the Greenbelt Committee accepted mining of the entire site provided the land be designated as open

space at no major cost to the public after mining was completed, the intention for the future of the land was made perfectly clear. When parts of the property were designated as open space in the 1977 Boulder Valley Comprehensive Plan and then an additional 220 acres of the property were identified as future open space in the 1981 Boulder Valley Comprehensive Plan, any remaining ambiguity about the city's habitat-protection goals was laid to rest. This land is, was and always will be intended as open space.

Though annexation appears, in the short term, to be beneficial to the university, I caution against jumping to any such conclusion. As a proud alumna of CU's graduate education program, I recognize and support the university's valid need for growth. CU adds tremendous value to the culture and diversity of our vibrant city, and Mr. Martin rightfully points out the dire need for affordable university housing. Building reasonably priced housing for students and faculty is a noble goal indeed, but building this housing in a mined-out streambed directly in the path of a major floodway is a dangerous proposal. That is why, in 2001, the Boulder County commissioners unanimously voted to adopt more stringent rules governing requests to build in floodplains and why annexation and development of the CU South property would directly contradict the city of Boulder's Resiliency Strategy. Building anything in a floodplain is simply bad policy.

The current discussion regarding annexation of the CU South property is premature at best. Flood mitigation should be our top priority and should not be improperly bound up with controversial discussions regarding annexation and land-use designations. Until CU has a master plan to propose for the site, city and county officials should decline to proceed with any talks regarding land-use changes or annexation. The suspicion between the Boulder City Council and CU's Board of Regents that began with the university's underhanded purchase in 1996 may have dissipated by now, but Boulder residents have not forgotten 21 years of broken trust. Town-gown relations may have improved from the days when a judge was required to mediate between the two parties, but the citizens remain unconvinced.

Amy Siemel lives in Boulder.

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**From:** flood-bounces@sbcreekactiongroup.org  
**To:** [South Boulder Creek Action Group: flood@sbcreekactiongroup.org](mailto:flood@sbcreekactiongroup.org)  
**Cc:** [Team Qualla](mailto:qualla@amstec.com)  
**Subject:** Re: [Flood] New Site/Our Position on Annexation of CU South  
**Date:** Saturday, March 11, 2017 5:24:45 PM

---

Hello, Action Group:great collection of background materials. Let's keep Alternative D headed down the road-fast. Chuck.

-----Original Message-----

From: flood-bounces@sbcreekactiongroup.org [<mailto:flood-bounces@sbcreekactiongroup.org>] On Behalf Of South Boulder Creek Action Group  
Sent: Wednesday, March 8, 2017 12:55 PM  
To: flood@sbcreekactiongroup.org  
Cc: Team Qualla <[qualla@amstec.com](mailto:qualla@amstec.com)>  
Subject: [Flood] New Site/Our Position on Annexation of CU South

Neighbors,

Would you like to know more about where the South Boulder Creek Action Group stands on the annexation of CU South for flood mitigation? Visit our newly updates website for current information.

<https://www.southbouldercreekactiongroup.com/boulder-flood-2013/>

\* As you know, the South Boulder Creek Action Group advocates for people whose lives and property are threatened when floodwaters from South Boulder Creek overtop U.S. 36. Visit our Boulder Flood 2013 page to see video of the 2013 flood overtopping U.S. 36 and find out why health and safety remains our number one priority.

<https://www.southbouldercreekactiongroup.com/boulder-flood-2013/>

\* In the process of our advocacy, we have learned that the City of Boulder seeks to collaborate with CU and CDOT on providing flood mitigation for our neighborhood. The City anticipates CU will request annexation into the City as part of that process. The South Boulder Creek Action Group supports interagency collaboration. We view annexation as a tool Boulder citizens can use to create much needed certainty at CU South by entering into a legally binding agreement with CU that will determine the use of their property for flood mitigation. While it is our main goal to achieve flood mitigation, we are also interested in the quality of life issues that concern all Boulder residents . . . Read more about what we're hearing from other neighborhoods about what they'd like to see at CU South on our CU South page:

<https://www.southbouldercreekactiongroup.com/cu-south/>

\* Finally, the South Boulder Creek Action Group fully supports the City of Boulder's flood mitigation plan, Option D. Read more about why here:

<https://www.southbouldercreekactiongroup.com/option-d/>

Again, your feedback and questions are warmly welcome. Your input matters and we are always interested in hearing from you.

Laura

Laura Tyler on behalf of the South Boulder Creek Action Group [www.southbouldercreekactiongroup.com](http://www.southbouldercreekactiongroup.com)

---

Flood

To subscribe or unsubscribe please send a request to [floodadmin@sbcreekactiongroup.org](mailto:floodadmin@sbcreekactiongroup.org).

---

Flood

To subscribe or unsubscribe please send a request to [floodadmin@sbcreekactiongroup.org](mailto:floodadmin@sbcreekactiongroup.org).

**From:** flood-bounces@sbcreekactiongroup.org  
**To:** [flood@sbcreekactiongroup.org](mailto:flood@sbcreekactiongroup.org)  
**Cc:** [Team Qualla](#)  
**Subject:** [Flood] Email Boulder County Today  
**Date:** Monday, March 13, 2017 4:25:09 PM  
**Attachments:** [ATT00001.txt](#)

---

Dear Neighbors,

Use this link to email the Boulder County Planning Commission and County Commissioners about flood mitigation TODAY!

<http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>

Click the link above. Click the green box that says "Public Comment." Scroll down and fill out the Public Comment Form.

- Let Boulder County officials know that flood mitigation is critical for health and safety in our neighborhood.
- Tell them you support Option D (Boulder's flood mitigation plan for South Boulder Creek), and ask them to "please approve the comp. plan amendment for CU South when it comes before you for a vote this spring."

Comp plan approval by four separate City and County entities (City Council, Planning Board, County Commissioners and Planning Commission) is necessary for flood mitigation to be implemented. Once all four entities approve the comp plan amendment for CU South, the City and CU can negotiate a legally binding annexation agreement which will allow for the implementation of flood mitigation. County-level decision makers have heard a lot from our opposition, but they have yet to hear much from us. Let them know you support flood mitigation, Option D, and the comp plan amendment for CU South today.

Laura

Laura Tyler on behalf of the South Boulder Creek Action Group  
[Laura@sbcreekactiongroup.org](mailto:Laura@sbcreekactiongroup.org)  
[www.SouthBoulderCreekActionGroup.com](http://www.SouthBoulderCreekActionGroup.com)

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#251]  
**Date:** Monday, March 13, 2017 4:48:10 PM

---

Name *	Amanda Wember
Email *	<a href="mailto:awember@yahoo.com">awember@yahoo.com</a>
Phone Number (optional)	(303) 579-8330
Address (optional)	 801 Crescent Drive Boulder, CO 80303 United States
This comment relates to: *	CU South

**Comment: \*** I am respectfully encouraging Boulder County to consider the fact that flood mitigation is critical for the safety and health of our Boulder South and East neighborhoods. I specifically encourage you to continue to support Boulder's flood mitigation plan for South Boulder Creek by standing behind Option D. Please approve the comprehensive plan amendment for CU South when it comes before you for a vote this spring.

The community is behind Option D. For the sake of the safety and health of our community please make sure this option moves forward.

Sincerely,  
Amanda Wember

**Please check box below \***  I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#252]  
**Date:** Monday, March 13, 2017 4:49:30 PM

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Name *	leslie sims
Email *	<a href="mailto:oban21@gmail.com">oban21@gmail.com</a>
Phone Number (optional)	(303) 358-0015
This comment relates to: *	CU South
Comment: *	<p>Dear Members – Flood mitigation is critical for health and safety in our neighborhood. I support Option D (Boulder’s flood mitigation plan for South Boulder Creek), and ask you to please approve the comprehensive plan amendment for CU South when it comes before you for a vote this spring.</p> <p>Sincerely,</p> <p>Leslie Sims</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

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**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#253]  
**Date:** Monday, March 13, 2017 5:04:38 PM

---

Name \* Peter Ornstein

Email \* [pmo@mediationnow.com](mailto:pmo@mediationnow.com)

This comment relates to: \* CU South and Flood Mitigation

Comment: \*

As a resident that was directly affected by the 2013 flood, and someone who has been asking the City about flood mitigation plans for YEARS before 2013, I want to voice my support of quick implementation of the Option D mitigation proposal. In addition to the CU South property, flood mitigation improvements need to be made to other properties including Manhattan Middle School (configuring the fields as a potential catchment basin) and various ditches/ surface conveyances. Another top priority needs to be a full assessment of the subsurface sewage and stormwater conveyances as these got completely overwhelmed in 2013 and only some minor corrections have been made since (i.e. lining the sewage system).

Please check box below \*  I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#254]  
**Date:** Monday, March 13, 2017 5:13:19 PM

---

Name \* Roddy Hibbard

Email \* [bldrroddy@yahoo.com](mailto:bldrroddy@yahoo.com)

Address (optional)  Boulder, CO 80303  
United States

This comment relates to: \* CU South

Comment: \*

Dear County Commissioners,

First of all, thanks to all entities involved in the CU South Comprehensive Plan Amendment who are working tirelessly to help save the thousands of lives in continuous danger of downstream flooding from South Boulder Creek (SBC). This project is designed to prevent catastrophic floodwaters from overtopping US36 into SE Boulder neighborhoods as happened in 2013.

Critical to the project's success, the City engaged an expert hydrologic engineering study lead by the Urban Drainage and Flood Control District and CH2MHill—"Final South Boulder Creek Major Drainageway Plan":

[https://wwwstatic.bouldercolorado.gov/docs/FINAL\\_SBC\\_Mitigation\\_Report\\_082015\\_Reduced\\_static.bouldercolorado.gov/docs/FINAL\\_SBC\\_Mitigation\\_Report\\_082015\\_Reduced\\_8\\_17\\_15-1-201508171608.pdf?\\_ga=1.38521123.1441408621.1488751029](https://wwwstatic.bouldercolorado.gov/docs/FINAL_SBC_Mitigation_Report_082015_Reduced_static.bouldercolorado.gov/docs/FINAL_SBC_Mitigation_Report_082015_Reduced_8_17_15-1-201508171608.pdf?_ga=1.38521123.1441408621.1488751029).

These engineers have decades of experience working on SBC flooding issues. Over the past 20 years, there have been numerous alternatives analyzed to stem the flooding in the SBC 100-year floodplain--the standard for the City, County and Federal Government planning. The design of the approved alternative protects against an event that would exceed a 500-year storm. This would have protected our families and homes.

The waters would be temporarily detained on 80+ acres of CU's private property. That property was evaluated in the "Site Suitability Analysis for University of Colorado South Campus" prepared by BioHabitats Consultants: [https://www-static.bouldercolorado.gov/docs/BVCP\\_CU\\_South\\_Site\\_Suitability\\_Draft\\_Report\\_9-13-16-1-201609141612.pdf](https://www-static.bouldercolorado.gov/docs/BVCP_CU_South_Site_Suitability_Draft_Report_9-13-16-1-201609141612.pdf).

The CU South site is currently designated in the Boulder Valley Comprehensive Plan as Medium Density Residential, Low Density Residential, and Open Space - Other. The entire 300+ acre property is described as 80% non-native upland grassland with low biodiversity primarily because the property has been historically used for farming/mining. The proposed flood detention area also contains all of the current FEMA designated 100-year floodplain on the property. Finally, CDOT has offered portions of their US36 right-of-way for berm construction, moving it farther away from City open space, a significant contribution to successful implementation of the project.

Thanks to all involved. We urge approval of the CU South Comp Plan amendment. Let's seize this opportunity as our very lives depend on it!

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#255]  
**Date:** Monday, March 13, 2017 6:08:06 PM

---

Name *	Leanne Lestak
Email *	<a href="mailto:lestakl@yahoo.com">lestakl@yahoo.com</a>
Phone Number (optional)	(303) 494-1575
Address (optional)	 4790 Shawnee Place Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	<p>After living through the 2013 flood I can plainly see that flood mitigation is critical for health and safety in our neighborhood.</p> <p>I support Option D (Boulder's flood mitigation plan for South Boulder Creek), I'm asking you to please approve the comprehensive plan amendment for CU South when it comes before you for a vote this spring.</p> <p>Thank you, Leanne Lestak</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#256]  
**Date:** Monday, March 13, 2017 8:28:18 PM

---

Name *	Janet Brewer
Email *	<a href="mailto:dtbjhb@aol.com">dtbjhb@aol.com</a>
Phone Number (optional)	(720) 562-8254
Address (optional)	 4840 Thunderbird Dr. Apt. 87 Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	<p>To Whom It May Concern:</p> <p>I support Option D (Boulder's flood mitigation plan for South Boulder Creek), and ask that you please approve the comp. plan amendment for CU South when it comes before you for a vote this spring.</p> <p>Frasier Meadows Retirement Community was catastrophically affected by the 2013 flood, and I am dismayed that no mitigating action has yet been taken.</p> <p>This needs to be expedited.</p> <p>Sincerely, Janet H. Brewer</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#257]  
**Date:** Monday, March 13, 2017 8:31:45 PM

---

Name \* Randle Kimbrough

Email \* [keller.kimbrough@colorado.edu](mailto:keller.kimbrough@colorado.edu)

Address (optional)  46 Pima Court  
Boulder, CO 80303  
United States

This comment relates to: \* CU South

Comment: \*

Hello,

My name is Randle Keller Kimbrough, and my family and I live in our home at 46 Pima Court in south Boulder. The bottom third of our house was destroyed in the Boulder flood. I lost my entire personal library, including hundreds of books and around two dozen extremely rare seventeenth- and eighteenth-century Japanese woodblock-printed volumes. We continue to live in our home, despite the ongoing threat of flood.

Please approve the comprehensive plan amendment for CU South when it comes before you for a vote this spring. I support Option D, and I hope that you will take steps to help protect my neighborhood. It is a miracle that none of us died in the flood, but we might not be so lucky next time. Please don't let us down.

Please check box below \*  I acknowledge receipt of the Open Records Notification

**From:** flood-bounces@sbcreekactiongroup.org  
**To:** [flood@sbcreekactiongroup.org](mailto:flood@sbcreekactiongroup.org)  
**Cc:** [Team Qualla](#)  
**Subject:** [Flood] Wowie, thank you!  
**Date:** Tuesday, March 14, 2017 11:29:44 AM  
**Attachments:** [ATT00001.txt](#)

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Wowie! Boulder County is publishing your comments as you enter them on their Public Comment Form. Thank you. It's great to see the comments people entered yesterday all together, and the overall story they tell is compelling. You can read them here:

<https://bouldercounty.wufoo.com/reports/public-comment-boulder-valley-comprehensive-plan/>

Haven't commented yet but would like to? Use this link to email the Boulder County Planning Commission and County Commissioners about flood mitigation TODAY!

<http://www.bouldercounty.org/property/build/pages/lubvcp150001.aspx>

Click the link above. Click the green box that says "Public Comment." Scroll down and fill out the Public Comment Form.

- Let Boulder County officials know that flood mitigation is critical for health and safety in our neighborhood.
- Tell them you support Option D (Boulder's flood mitigation plan for South Boulder Creek), and ask them to "please approve the comp. plan amendment for CU South when it comes before you for a vote this spring."

Comp plan approval by four separate City and County entities (City Council, Planning Board, County Commissioners and Planning Commission) is necessary for flood mitigation to be implemented. Once all four entities approve the comp plan amendment for CU South, the City and CU can negotiate a legally binding annexation agreement which will allow for the implementation of flood mitigation. County-level decision makers have heard a lot from our opposition, but they have yet to hear much from us. Let them know you support flood mitigation, Option D, and the comp plan amendment for CU South today.

Laura

Laura Tyler on behalf of the South Boulder Creek Action Group  
[Laura@sbcreekactiongroup.org](mailto:Laura@sbcreekactiongroup.org)  
[www.SouthBoulderCreekActionGroup.com](http://www.SouthBoulderCreekActionGroup.com)

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#258]  
**Date:** Tuesday, March 14, 2017 1:46:52 PM

---

Name \* Pete Palmer

Email \* [allison.palmer@comcast.net](mailto:allison.palmer@comcast.net)

This comment relates to: \* CU South

Comment: \*

Please add my voice to those supporting the Comp Plan regarding CU South. This is critical because a part of the berm that will protect residents of south Boulder from a flood disaster analogous to that of 2013 is on CU South property. I strongly support the development of the Plan D berm that will protect those of us in the impacted area of south Boulder from the consequences, both human and material, of another comparable flood. We were extremely lucky that no lives were lost. A strong rain event that would over-saturate the soils in front of the Dakota Ridge and between Shanahan Ridge and South Boulder Creek would be enough to produce a similar flood; South Boulder Creek would not necessarily need to be involved. Thanks.

A. R. (Pete) Palmer

Please check box below \*

- I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#259]  
**Date:** Tuesday, March 14, 2017 2:32:43 PM

---

Name \* Don Hayden

Email \* [dfhayden@hotmail.com](mailto:dfhayden@hotmail.com)

Address (optional)  80303  
United States

This comment relates to: \* CU South

Comment: \*

It's been a long, frustrating journey for those of us in the neighborhoods impacted by the 2013 flood (estimated to be a 50-year event). But the decision made in August 2015 to pursue Option D is a win-win for the neighborhoods, the city and for CU. It addresses what's crucial: South Boulder Creek flooding presented the city with a public safety nightmare and the plan provides lifesaving flood mitigation to many residents. The important thing here is flood mitigation. If zoning issues delay implementation of Option D, I encourage the planners to separate CU-South into two activities - the annexation needed for flood mitigation and then annexation of whatever property is left.

Please check box below \*  I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Ask a Planner - Web inquiry from Paul Calvert -  
**Date:** Wednesday, March 15, 2017 12:03:55 PM

---

Boulder County Property Address : 4760 W Moorhead Cir

Name: Paul Calvert

Email Address: pcal4760@gmail.com

Please enter your question or comment: Hello, I am a south Boulder resident, and I would like to share my opinion on the CU south property. I am opposed to any land use designation change. I live adjacent to the property and it is a vital part of my enjoyment of where I live. Any change in the land use designation that allows development would be very detrimental to the open space and all of the residents like myself who recreate there. I know flood mitigation on the property is needed but there must be another solution that does not come at the expense of losing this open space forever. We should not have to sacrifice open space in exchange for protecting our citizens. I know it is CU's land and the city has to work with them. However, don't they have a responsibility for flood mitigation on their property?

Why then can they use that as a bargaining position with the city to move forward with land use designation changes and annexation? When CU bought the property it was not a good prospect for development. They knew what they were buying, and that they were gambling that they could get all the pieces into place in order to make it worth their money. It is my understanding that the city has always opposed changes in land use designation on this land, otherwise it would have been developed long ago. Do we really have to reverse our stance now? Thanks for your time.

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#260]  
**Date:** Wednesday, March 15, 2017 12:40:06 PM

---

Name \* Laura Tyler

Email \* [laura@sbcreekactiongroup.org](mailto:laura@sbcreekactiongroup.org)

This comment relates to: \* CU South

Comment: \*

Dear Commissioners and Planning Commission,

My name is Laura Tyler and I am a member of the South Boulder Creek Action Group, a neighborhood group that advocates for the safety of people endangered by flooding from South Boulder Creek. I urge you to approve the comp plan amendment for CU South.

During the Boulder flood in 2013 floodwaters overtopped U.S. 36 creating a flash flood situation that put thousands of lives in southeast Boulder at risk. Water poured across roadways forcing its way into apartments and single family homes. There was no way to evacuate the area because egress roads were impassable and emergency responders couldn't access the neighborhoods despite getting calls for help. Frasier Meadows Retirement Community (FMRC) also flooded putting its senior residents, some of them ill, at even greater risk. The volume of water, its force and the rapidity of its rise served as a wakeup call revealing the serious consequence people living in affected neighborhoods will face the next time South Boulder Creek overtops U.S. 36.

Visit our website to view a few short videos of floodwaters overtopping U.S. 36 and inundating FMRC in 2013.

<https://www.southbouldercreekactiongroup.com/boulder-flood-2013/>

Your approval of the comp plan amendment for CU South will allow the City of Boulder to move forward with flood mitigation by permitting the City to enter into negotiations with CU that will determine the future use of that property as a flood detention area.

Thank you for your consideration.

Attach a File (optional)



[flood.jpg](#)  
59.90 KB · JPG

Please check box below \*

I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#261]  
**Date:** Saturday, March 18, 2017 7:23:07 AM

---

Name *	Kay Forsythe
Email *	<a href="mailto:mkforsythe@comcast.net">mkforsythe@comcast.net</a>
Phone Number (optional)	(720) 562-8003
Address (optional)	 350 Ponca Pl #257 Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	Your plans for flood mitigation hit me and my husband personally. We live at Frasier Meadows Retirement Community with the constant threat of another potential flood -- unless our community leaders pursue and fulfill actions to protect us. We urge your continued action towards construction of the burn at CU South property. Please represent us on this.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#262]  
**Date:** Tuesday, March 21, 2017 10:34:04 AM

---

Name *	Levi Brown
Email *	<a href="mailto:levigroker@gmail.com">levigroker@gmail.com</a>
Address (optional)	 4845 Qualla Dr. Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	<p>Flood mitigation is critical for health and safety in my neighborhood, and I support Option D (Boulder's flood mitigation plan for South Boulder Creek).</p> <p>Please approve the comp. plan amendment for CU South when it comes before you for a vote this spring, and keep us from being killed in a flood.</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

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**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#263]  
**Date:** Tuesday, March 21, 2017 12:05:43 PM

---

Name *	Roger Hibbard
Email *	<a href="mailto:bldrroddy@yahoo.com">bldrroddy@yahoo.com</a>
Phone Number (optional)	(303) 578-9206
Address (optional)	 Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	<p>I wanted to write to express my support of Option D (Boulder's flood mitigation plan for South Boulder Creek). I am urging you to approve the comp plan amendment for CU South when it comes to vote.</p> <p>There is rarely a day that goes by that I do not reflect on the flood of 2013 and remember what a scary and expensive experience it was for me and my household.</p> <p>Thanks, Roger Hibbard</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** [Wufoo](#)  
**To:** [#LandUsePlanner](#)  
**Subject:** Public Comment: Boulder Valley Comprehensive Plan [#264]  
**Date:** Tuesday, March 21, 2017 1:58:47 PM

---

Name *	Elmar Dornberger
Email *	<a href="mailto:elmar@hemisphereconsulting.com">elmar@hemisphereconsulting.com</a>
Phone Number (optional)	(303) 543-8885
Address (optional)	 4890 Qualla Drive Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	<p>I support the construction of a flood mitigation berm on CU South as soon as possible. We have been living with the fear of losing our lives for long enough now. We know another flood will be coming and we need protection now. Thank you for your support.</p> <p>Elmar Dornberger</p>
Please check box below *	<ul style="list-style-type: none"><li><input type="checkbox"/> I acknowledge receipt of the Open Records Notification</li></ul>

**From:** flood-bounces@sbcreekactiongroup.org  
**To:** [Laura Tyler](#)  
**Cc:** [flood@sbcreekactiongroup.org](mailto:flood@sbcreekactiongroup.org); [Team Qualla](#)  
**Subject:** [Flood] CU South Open House  
**Date:** Friday, March 24, 2017 2:16:16 PM  
**Attachments:** [ATT00001.txt](#)

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Neighbors,

Save the date! On Monday, April 3rd, the City of Boulder is hosting an open house for people interested in flood mitigation and CU South.

City of Boulder Community Event  
Monday, April 3rd, 2017. 6:00 pm  
SEEC Building, CU Boulder Campus,  
4001 Discovery Drive, Boulder, Colorado

<https://bouldercolorado.gov/bvcp/cu-south#three>

We wholeheartedly encourage you to attend this meeting and fill out a comment card while you're there. In addition to providing info to the public, the City is using meetings like this one to solicit feedback \*from\* the public about flood mitigation and CU South. Attend to make your voice heard.

Laura

Laura Tyler on behalf of the South Boulder Creek Action Group  
[Laura@sbcreekactiongroup.org](mailto:Laura@sbcreekactiongroup.org)  
[www.SouthBoulderCreekActionGroup.com](http://www.SouthBoulderCreekActionGroup.com)