

Planning Commission Study Session – May 17, 2017

Supplement to Attachment E:
Packet of Public Comments
Regarding CU South through
May 8, 2017

From: Katie Wahr
To: bvcpchanges@bouldercolorado.gov
Subject: CU South
Date: Friday, September 30, 2016 10:28:38 PM

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
Subject: comment on the Flatirons / CU South public meeting from Sept. 26
Date: Thursday, October 06, 2016 5:28:50 PM

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

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
Subject: Flood control berm at CU South
Date: Wednesday, October 12, 2016 1:06:38 PM

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
Subject: Flood Control berm at CU South
Date: Wednesday, October 12, 2016 2:40:54 PM

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
Subject: South Boulder Creek Flood Mitigation
Date: Wednesday, October 12, 2016 4:41:09 PM

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: BVCpchanges@bouldercolorado.gov
Subject: Flood mitigation
Date: Wednesday, October 12, 2016 4:51:34 PM

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: BVCpchanges@bouldercolorado.gov
Subject: CU South and Flood Mitigation
Date: Wednesday, October 12, 2016 4:52:05 PM

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
Subject: FW: CU South plans
Date: Wednesday, October 12, 2016 7:44:56 PM

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
Subject: FW: CU South plans
Date: Wednesday, October 12, 2016 7:48:10 PM

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: BVCpchanges@bouldercolorado.gov; BVCpchanges@BoulderColorado.gov
Subject: CU South property
Date: Wednesday, October 12, 2016 8:00:02 PM

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
Cc: ["South Boulder Creek Action Group"](#)
Subject: Flood mitigation in south Boulder
Date: Wednesday, October 12, 2016 8:19:04 PM

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: BVCpchanges@bouldercolorado.gov
Subject: The flood of 2013
Date: Thursday, October 13, 2016 3:24:03 PM

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: BVCpchanges@BoulderColorado.gov
Subject: Flood mitigation efforts in S Boulder
Date: Monday, October 17, 2016 12:32:53 PM

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; BVCpchanges@bouldercolorado.gov
Subject: comments on CU-South annexation
Date: Monday, October 17, 2016 4:48:36 PM

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; #LandUsePlanner
Subject: Land in South Boulder
Date: Monday, December 05, 2016 5:25:50 PM

(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; #LandUsePlanner
Subject: CU South
Date: Tuesday, December 06, 2016 8:03:52 PM

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

Name *	Katie Wahr
Email *	katiewahr@gmail.com
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.

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.

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

Name *	David Hughes
Email *	jamesdavidhughes@gmail.com
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/>):

- **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, 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
303-494-8572 - gw@gwenvironmental.com
1275 Chambers Drive, Boulder, CO 80305

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 at cross section
 then plot which is the final
 No correction between flood plan
 of engineers who generate the stuff folks*

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

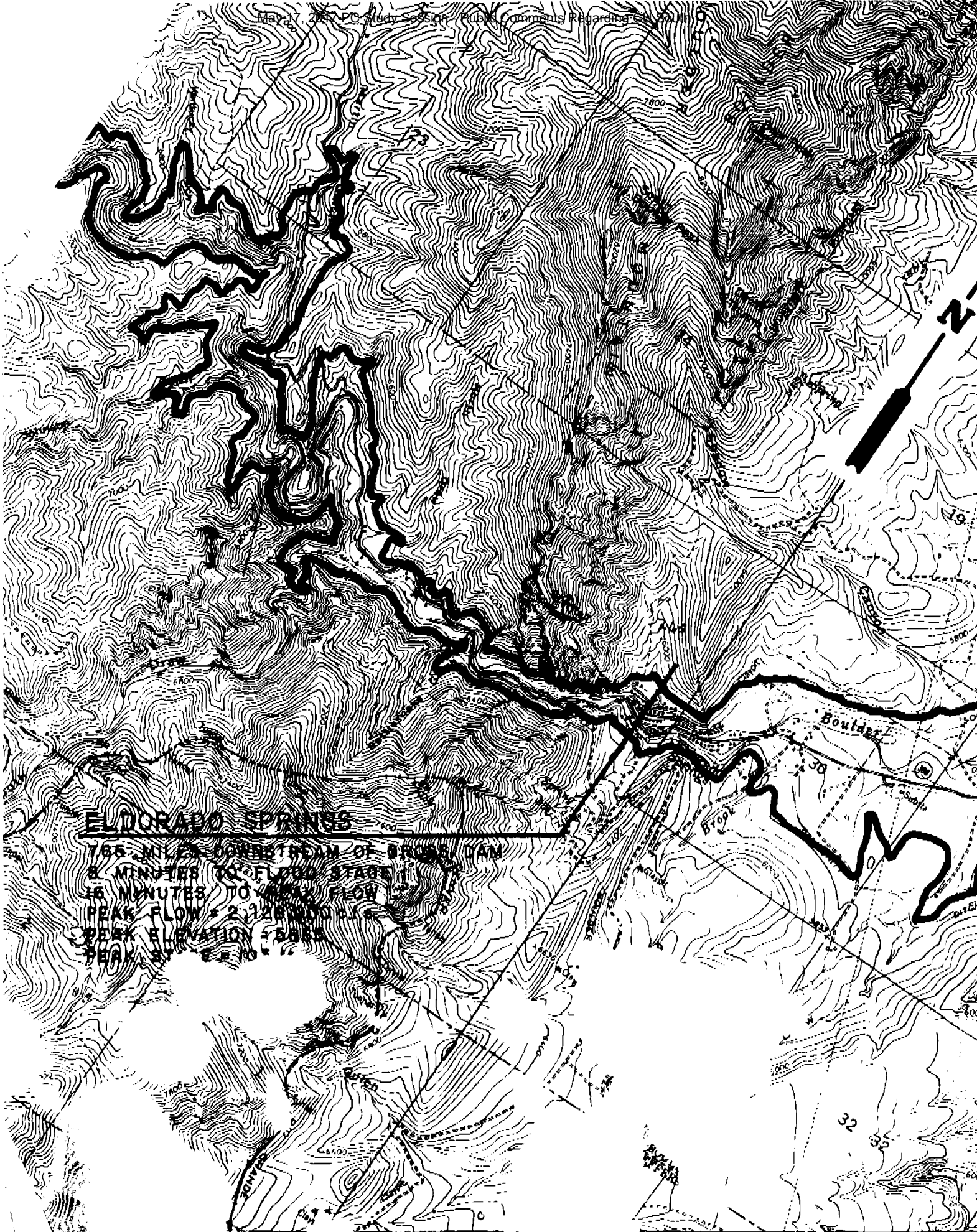
DATE: 2/17/95 @ 10:20 A.M.

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

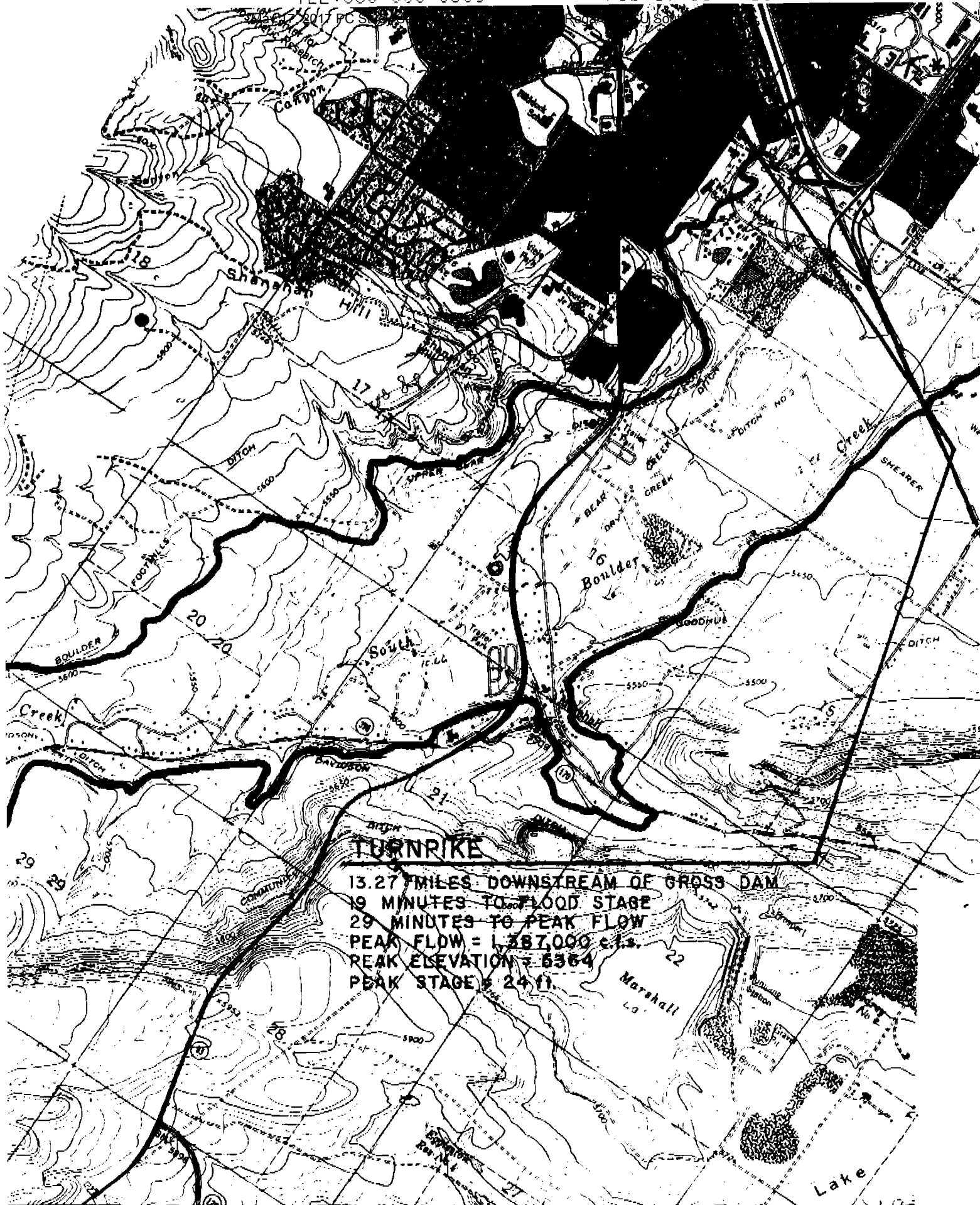
Telephone: (303) 866-3581

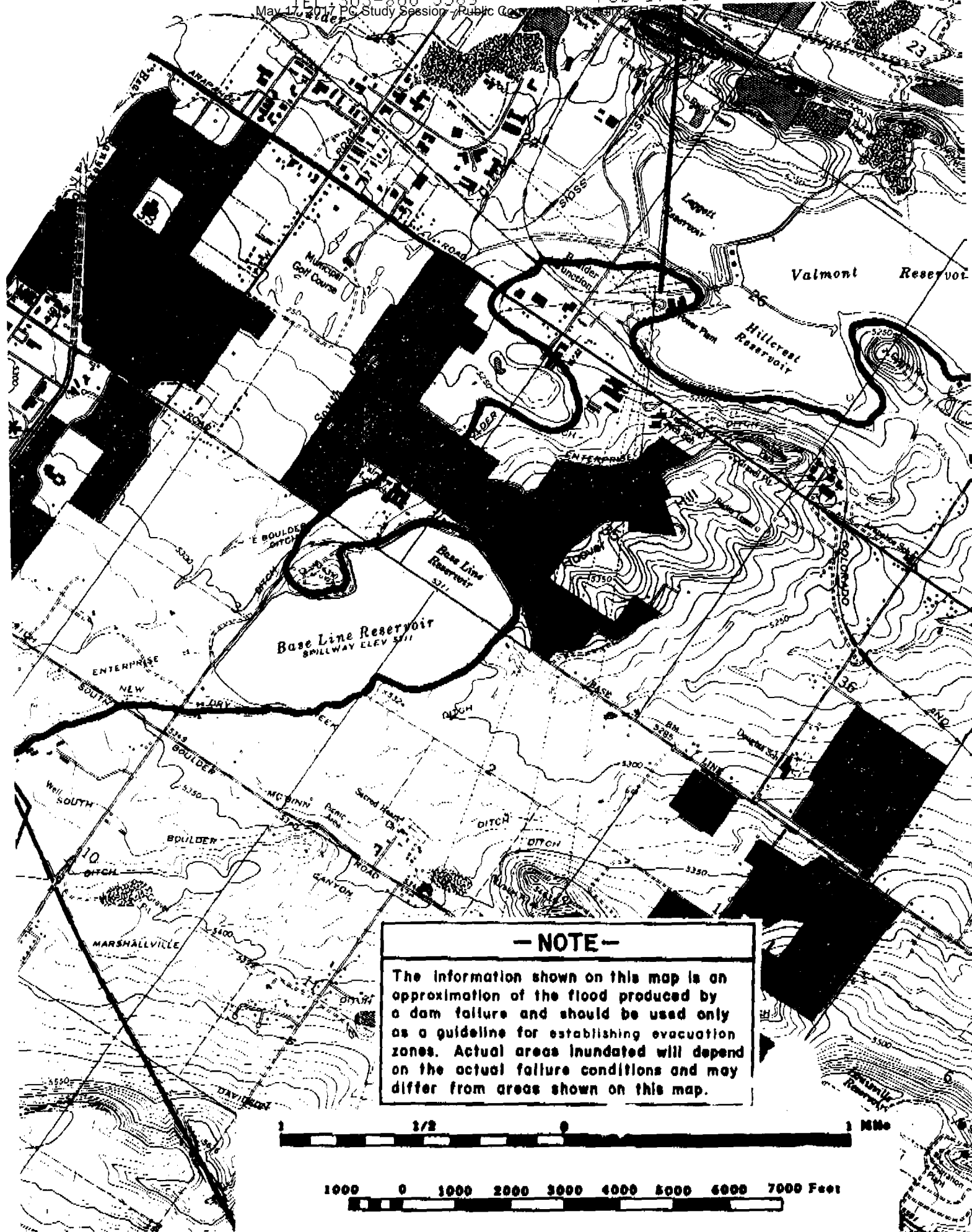
Fax Number: (303) 866-3589

MESSAGE: _____



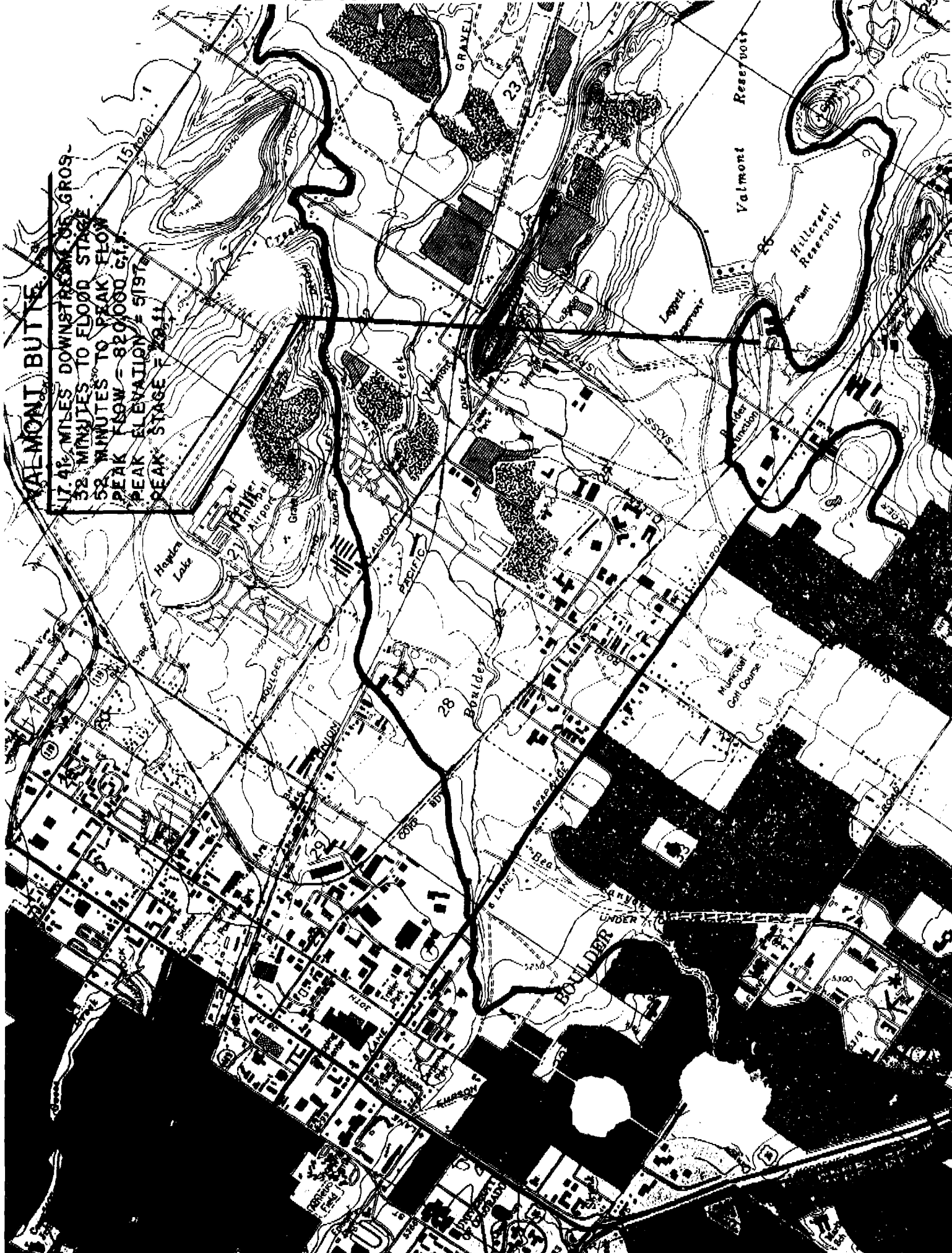
ELDORADO SPRINGS
 765 MILES DOWNSTREAM OF GROSS DAM
 8 MINUTES TO FLOOD STAGE
 16 MINUTES TO WAKE FLOW
 PEAK FLOW 2,328,000 CFS
 PEAK ELEVATION 5,666
 PEAK WATER 22,100





- NOTE -
The information shown on this map is an approximation of the flood produced by a dam failure and should be used only as a guideline for establishing evacuation zones. Actual areas inundated will depend on the actual failure conditions and may differ from areas shown on this map.

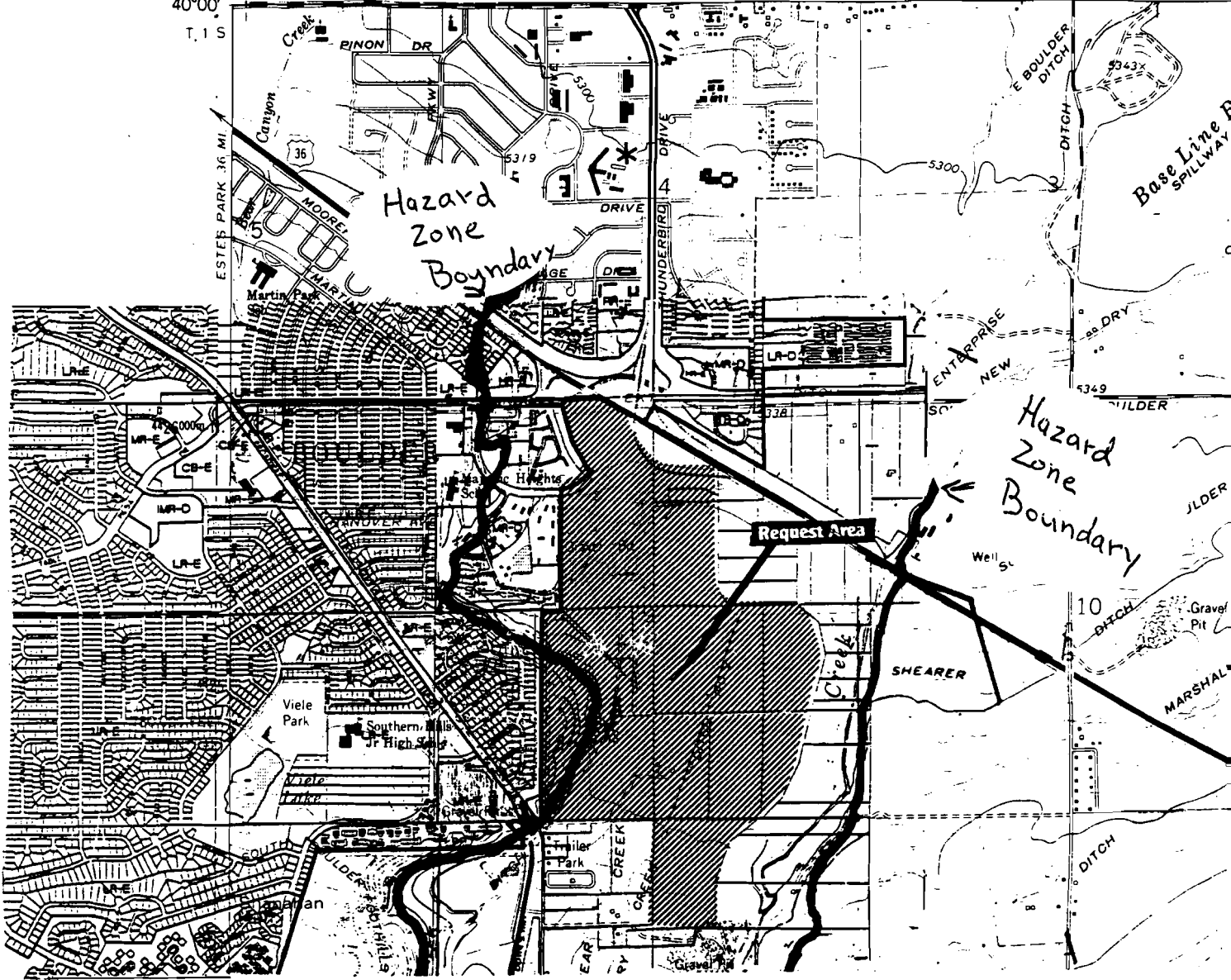




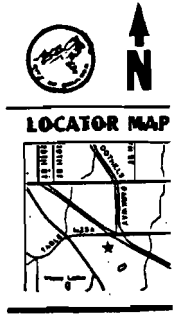
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

1964 (11 SE
BOULDER)

105°15' 479000m. E. 480 2 080 000 FEET (CENTRAL) | 482 12'30"



- 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



Gross Dam Failure
Inundation Study

~~TURNRIKE~~

~~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

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.

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, 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.

Thank you for your consideration --

George Weber
George Weber, Inc. Environmental
www.gwenvironmental.com
303-494-8572 - 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

- 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

Department of Planning, Housing and Sustainability
1739 Broadway | PO Box 791 | Boulder, CO 80306
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> 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
<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

Name * Jahnvi Brenner

Email * 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.

Contents

Common Themes of Public Input:.....	1
Flood Mitigation.....	1
Open Space Conservation.....	1
Trail Access.....	2
Traffic and Congestion	2
Site Uses.....	2
Additional Information:	2
Emails & Letters	3
Comments from the September 26, 2016 Open House	27

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 BVCpchanges@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

E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
Letter Date	9/21/2016
E-mail Detail	<p>I have lived in Boulder and attended the University of CO on & off since the Seventies. The last 21 years I have been a home owner & resident of South Boulder. I have witnessed the changes in our wonderful city first hand. Progress & development are fine, but when they negatively impact the quality of life where I live, as I feel the proposed annexation & 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 & 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 & 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 & each other's dogs. We seem to coexist rather well with joggers & 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>
E-mail Date	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.
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
Letter Date	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 is 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>
E-mail Date	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.
E-mail Date	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>
E-mail Date	9/26/2016
E-mail Detail	<p>http://bcn.boulder.co.us/environment/fosc/history.html</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>A Brief History of the Flatirons Property - bcn.boulder.co.us</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>
E-mail Date	9/26/2016
E-mail Detail	<p>My name is [REDACTED] and I serve as the current board president for the Boulder Nordic Club (http://bouldernordic.org). 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>
E-mail Date	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-loomng 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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
Letter Date	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>
E-mail Date	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"> 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.

	<ol style="list-style-type: none"> 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. 3) These areas were devastated by the torrents of water that built up and then over-topped Route 36. 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. 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. 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>Hopefully, the City and University can quickly come to agreement on plans that meet these obligations in the most effective way.</p>
E-mail Date	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>

E-mail Date	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>
E-mail Date	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>
E-mail Date	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.
E-mail Date	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.
E-mail Date	10/11/2016
E-mail Detail	Dear planning board, I urge you to expedite the annexation of CU South for flood mitigation.
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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.
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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.
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
Letter Date	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>
E-mail Date	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.
Phone Message Date	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.
E-mail Date	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>
E-mail Date	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>

	<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.</p>
E-mail Date	11/07/2016
E-mail Detail	<p>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.</p>
E-mail Date	11/07/2016
E-mail Detail	<p>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.</p> <p>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.</p> <p>It would be criminally negligent to ignore the hazard of a future storm.</p>
E-mail Date	11/17/2016
E-mail Detail	<p>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.</p>
E-mail Date	11/29/2016
E-mail Detail	<p>Ladies & Gentlemen: no need to remind you of the destructiveness of the Sept 13th 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.</p> <p>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.</p>
E-mail Date	12/05/2016
E-mail Detail	<p>I can't attend the community meeting tonight, Dec 5, so I thought I write to share a few comments on CU South.</p> <p>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.</p>

	<ol style="list-style-type: none"> 1. I hope the CU cross country team can continue to have meets there. 2. I hope the Boulder Nordic Club will continue to groom nordic skiing trails when there is enough snow. 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.
E-mail Date	12/05/2016
E-mail Detail	<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>
E-mail Date	12/05/2016
E-mail Detail	<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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	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>
E-mail Date	12/15/2016

<p>E-mail Detail</p>	<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"> - 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. - 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 - 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. <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>
<p>E-mail Date</p>	<p>12/15/2016</p>
<p>E-mail Detail</p>	<p>Please add to the BVCP Update Process 'issues for consideration list' that the:</p> <ul style="list-style-type: none"> • Flatirons property (i.e., South Campus) site is located within the High Hazard Gross Dam potential failure hazard zone'. <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, 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>(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.</p> <p>Thank you for your consideration --</p>
E-mail Date	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>
E-mail Date	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.
E-mail Date	1/10/2017
E-mail Detail	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.
E-mail Date	1/12/2017
E-mail Detail	<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

<ol style="list-style-type: none"> 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/36th 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; blaugrundb@bouldercolorado.gov; feinberglopezn@bouldercolorado.gov; garganol@bouldercolorado.gov; goldfarba@bouldercolorado.gov; hiltond@bouldercolorado.gov; martinssonl@bouldercolorado.gov; shanksp@bouldercolorado.gov; youngd@bouldercolorado.gov; [#LandUsePlanner](#)
Subject: CU South
Date: Monday, February 06, 2017 1:28:29 PM

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

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.

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

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
720-472-4990

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

Name *	kathie joyner
Email *	joynermcguire@comcast.net
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

Name *	kathie joyner
Email *	joynermcguire@comcast.net
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.

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 communicate 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: 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

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.

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.

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

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

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

Name: Laura Tyler

Email Address: 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.

As you likely 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, 2017 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, 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@acem.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 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

Name *	David McGuire
Email *	dmcguirepm@hotmail.com
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

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

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
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

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

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
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

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

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

Name *	Charles (Chuck) Howe
Organization (optional)	Pesonal
Email *	Charles.Howe@Colordo.edi
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 *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

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

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
Cc: [Team Qualla](#)
Subject: [Flood] New Site/Our Position on Annexation of CU South
Date: Thursday, March 09, 2017 8:31:07 AM

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

Flood

To subscribe or unsubscribe please send a request to 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

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>
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

Flood

To subscribe or unsubscribe please send a request to floodadmin@sbcreekactiongroup.org.

Flood

To subscribe or unsubscribe please send a request to floodadmin@sbcreekactiongroup.org.

From: flood-bounces@sbcreekactiongroup.org
To: 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
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 *	awember@yahoo.com
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

Name *	leslie sims
Email *	oban21@gmail.com
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">• I acknowledge receipt of the Open Records Notification

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


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
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.


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.


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 *	lestakl@yahoo.com
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"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification


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 *	dtbjhb@aol.com
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"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

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

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
Cc: [Team Qualla](#)
Subject: [Flood] Wowie, thank you!
Date: Tuesday, March 14, 2017 11:29:44 AM
Attachments: [ATT00001.txt](#)

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
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

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
Address (optional)	 80303 United States
This comment relates to: *	CU South
Comment: *	<p>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.</p>
Please check box below *	<input type="checkbox"/> 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

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.southboulderactiongroup.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 *	mkforsythe@comcast.net
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 *	levigroker@gmail.com
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"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

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 *	bldrroddy@yahoo.com
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"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

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 *	elmar@hemisphereconsulting.com
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"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#FloodRecovery](#)
Subject: Boulder County Contact Us/Feedback Form [#284]
Date: Thursday, April 06, 2017 3:12:05 PM

Name *	Janet Brewer
Organization (optional)	Frasier Meadows Retirement Community
Email *	dtbjhb@aol.com
Phone Number (optional)	(720) 562-8254
Select a Subject *	2013 Flood Recovery
Comments *	<p>Please prioritize flood mitigation measures, related to the property known as "CU South."</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>Please do not let other issues concerning the CU South property put flood mitigation on the back burner. Lives and property matter more!</p>
Please check box below *	<ul style="list-style-type: none">I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#376]
Date: Friday, April 07, 2017 10:09:05 PM

Name * Liz Knapp

Email * eknapp165@comcast.net

My Question or Feedback most closely relates to the following subject: (fill in the blank) * four-body review Area II and Area III property

Comments, Question or Feedback *

It was with great dismay that I read in the Daily Camera that the four-body review process for making changes to Area II and Area III land-use designations is at risk. I live in the City and County of Boulder and I do not support the attempts of the current City Council to consolidate its jurisdiction on land-use decisions.

I urge you to NOT cede the County Commissioner's authority nor that of the County Planning Commission in decisions about Area II and Area III parcels. In addition, please negotiate to extend the intergovernmental agreement that expires at the end of this year so that each body has veto power. Now, more than ever, when the parcels are few and the desired uses many, we need to include all stakeholders. This is when making collaborative decisions are most important, and indeed difficult. Don't shy away.

A decision that is of particular concern to me right now is the proposed annexation of the CU South Campus property. I live in the City, in South Boulder, in a house that was inundated with close to four feet of water during the 2013 flood so I very much understand the need for flood control. However, I am concerned that the City Council is moving very quickly to address this with insufficient site information. I believe they recognize this and that is why they are anxious to dispense with the four-body review process. They do not want to hear, or heed, questions or concerns about the property. So, please maintain your jurisdictional authority and do not allow the City to isolate itself from regional land-use decisions. Furthermore, I urge you to not approve annexation of South Campus until there is adequate information about site conditions and a robust preliminary design.

Please check box below *

I acknowledge receipt of the Open Records Notification

From: Katie Wahr
To: [Boulder County Board of Commissioners](#)
Subject: Four body review process
Date: Sunday, April 09, 2017 9:33:12 AM

Dear County Commissioners,

I was encouraged to hear that you stood your ground at your meeting last Tuesday to keep your role intact within the four body review process! Please continue to fight for your right to have a say in these important matters; the future of our city literally depends on you and your input.

Here is the email that I just sent to the City Council on this topic:

I have been dismayed to follow the discussion that has been going on in favor of eliminating the four body review process in Area II of Boulder County. This process was put in place decades ago in order to ensure that *the* best, most well thought out decisions would be made with regards to the development of our City, as it is impossible for one single group of people to consider all potential ramifications of development in a given area.

By disallowing the County to vote on these decisions, we are eliminating the inclusion of a critical point of view from well-informed, focused groups of people. Is it not true that the more research we put into the decision-making process the better? And the more people we have weighing in on these decisions, the more people we can have involved in this research. It is the County's job to consider perspectives that the City might not have looked into. Development of the land in Area II will have a major impact on every citizen in the city and the county, and with regards to these very complicated, far-reaching decisions, it is essential that everyone who will be impacted is well-represented by the various boards. It is short-sighted and dangerous to allow these incredibly important decisions to be put into the hands of one body and one body alone.

Thank you,

~Katie Wahr

From: Samantha Moran
To: [Samantha Moran](#)
Subject: South Boulder Open Space
Date: Monday, April 10, 2017 9:19:03 AM

Dear Trusted Decision Makers,

As a Boulder home owner, I am writing to ask you to please recommend not to change teh "Flatirons-CU South" land- use designation to PUBLIC.

Please do NOT to support the Alternative D Flood Mitigation High Hazard Dam along Highway 36. I am concerned that the 30-foot fall high-hazard dam is not the solution to prevent flooding in Boulder, but will only redistribute the flooding to my neighborhood. Please 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.

I also believe strongly that open space is what truly makes Boulder, Boulder and we need to make every effort to preserve it. My husband and I bought our house in January, and we were willing to pay what we paid because we find so much value in the natural spaces surrounding us. If we don't prioritize preservation of open space, we will lose what makes Boulder so special.

Thank you for your consideration,
Samantha Moran

1040 Tantra Park Circle
Boulder, CO 80305
[\(248\) 763-4705](tel:(248)763-4705)

From: Samantha Moran
To: [Samantha Moran](#)
Subject: South Boulder Open Space
Date: Monday, April 10, 2017 9:19:03 AM

Dear Trusted Decision Makers,

As a Boulder home owner, I am writing to ask you to please recommend not to change teh "Flatirons-CU South" land- use designation to PUBLIC.

Please do NOT to support the Alternative D Flood Mitigation High Hazard Dam along Highway 36. I am concerned that the 30-foot fall high-hazard dam is not the solution to prevent flooding in Boulder, but will only redistribute the flooding to my neighborhood. Please 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.

I also believe strongly that open space is what truly makes Boulder, Boulder and we need to make every effort to preserve it. My husband and I bought our house in January, and we were willing to pay what we paid because we find so much value in the natural spaces surrounding us. If we don't prioritize preservation of open space, we will lose what makes Boulder so special.

Thank you for your consideration,
Samantha Moran

1040 Tantra Park Circle
Boulder, CO 80305
[\(248\) 763-4705](tel:(248)763-4705)

From: Jon Sirkis
To: [Boulder County Board of Commissioners](#)
Subject: Letters for Commissioners Dominico, Gardner, and Jones,
Date: Wednesday, April 12, 2017 9:26:56 PM
Attachments: [IPG Letter to Commissioner Jones.docx](#)
[IPG Letter to Commissioner Gardner.docx](#)
[IPG Letter to Commissioner Dominico.docx](#)

JON SIRKIS, LLC
ATTORNEY AT LAW
1117 SPRUCE STREET, SUITE 401-B BOULDER, COLORADO 80302
303-444-8473

Sent on Behalf of the Sierra Club Indian Peaks Group Open Space Committee
Jon Sirkis, Chair
Law@boulder.net

Boulder County Commissioner Elise Jones
Sent to: commissioners@bouldercounty.org

April 12, 2017

Dear Commissioner Jones,

The Sierra Club Indian Peaks Group (IPG) is opposed to changing the designation for any areas of the CU/Flatirons property currently designated as open space in the Boulder Valley Comprehensive Plan (Comp Plan). The IPG also supports changing the Comp Plan to prohibit the removal of prairie dogs from any city or county-owned open space not designated for active agricultural use, except in a specific case of emergency or public health threat.

Please mail (to the above address) or email (to: Law@boulder.net) your response regarding these issues at your earliest convenience. Your responses will be forwarded to the IPG Political Committee and IPG Executive Committee. Thank you.

Jon Sirkis
Chair, Sierra Club IPG OSC

Please circle one for each issue:

CU/Flatirons property

I oppose changing the designation for any areas of the CU/Flatirons property currently designated as open space in the Boulder Valley Comprehensive Plan (Comp Plan).

I do not oppose changing the designation for any areas of the CU/Flatirons property currently designated as open space in the Boulder Valley Comprehensive Plan (Comp Plan).

Prairie Dog Removal

I support changing the Boulder Valley Comprehensive Plan to prohibit the removal of prairie dogs from any city or county-owned open space not designated for active agricultural use, except in a specific case of emergency or public health threat.

I oppose changing the Boulder Valley Comprehensive Plan to prohibit the removal of prairie dogs from any city or county-owned open space not designated for active agricultural use, except in a specific case of emergency or public health threat.

JON SIRKIS, LLC
ATTORNEY AT LAW
1117 SPRUCE STREET, SUITE 401-B BOULDER, COLORADO 80302
303-444-8475

Sent on Behalf of the Sierra Club Indian Peaks Group Open Space Committee
Jon Sirkis, Chair
Law@boulder.net

Boulder County Commissioner Deb Gardner
Sent to: commissioners@bouldercounty.org

April 12, 2017

Dear Commissioner Gardner,

The Sierra Club Indian Peaks Group (IPG) is opposed to changing the designation for any areas of the CU/Flatirons property currently designated as open space in the Boulder Valley Comprehensive Plan (Comp Plan). The IPG also supports changing the Comp Plan to prohibit the removal of prairie dogs from any city or county-owned open space not designated for active agricultural use, except in a specific case of emergency or public health threat.

Please mail (to the above address) or email (to: Law@boulder.net) your response regarding these issues at your earliest convenience. Your responses will be forwarded to the IPG Political Committee and IPG Executive Committee. Thank you.

Jon Sirkis
Chair, Sierra Club IPG OSC

Please circle one for each issue:

CU/Flatirons property

I oppose changing the designation for any areas of the CU/Flatirons property currently designated as open space in the Boulder Valley Comprehensive Plan (Comp Plan).

I do not oppose changing the designation for any areas of the CU/Flatirons property currently designated as open space in the Boulder Valley Comprehensive Plan (Comp Plan).

Prairie Dog Removal

I support changing the Boulder Valley Comprehensive Plan to prohibit the removal of prairie dogs from any city or county-owned open space not designated for active agricultural use, except in a specific case of emergency or public health threat.

I oppose changing the Boulder Valley Comprehensive Plan to prohibit the removal of prairie dogs from any city or county-owned open space not designated for active agricultural use, except in a specific case of emergency or public health threat.

JON SIRKIS, LLC
ATTORNEY AT LAW
1117 SPRUCE STREET, SUITE 401-B BOULDER, COLORADO 80302
303-444-8473

Sent on Behalf of the Sierra Club Indian Peaks Group Open Space Committee
Jon Sirkis, Chair
Law@boulder.net

Boulder County Commissioner Cindy Dominico
Sent to: commissioners@bouldercounty.org

April 12, 2017

Dear Commissioner Dominico,

The Sierra Club Indian Peaks Group (IPG) is opposed to changing the designation for any areas of the CU/Flatirons property currently designated as open space in the Boulder Valley Comprehensive Plan (Comp Plan). The IPG also supports changing the Comp Plan to prohibit the removal of prairie dogs from any city or county-owned open space not designated for active agricultural use, except in a specific case of emergency or public health threat.

Please mail (to the above address) or email (to: Law@boulder.net) your response regarding these issues at your earliest convenience. Your responses will be forwarded to the IPG Political Committee and IPG Executive Committee. Thank you.

Jon Sirkis
Chair, Sierra Club IPG OSC

Please circle one for each issue:

CU/Flatirons property

I oppose changing the designation for any areas of the CU/Flatirons property currently designated as open space in the Boulder Valley Comprehensive Plan (Comp Plan).

I do not oppose changing the designation for any areas of the CU/Flatirons property currently designated as open space in the Boulder Valley Comprehensive Plan (Comp Plan).

Prairie Dog Removal

I support changing the Boulder Valley Comprehensive Plan to prohibit the removal of prairie dogs from any city or county-owned open space not designated for active agricultural use, except in a specific case of emergency or public health threat.

I oppose changing the Boulder Valley Comprehensive Plan to prohibit the removal of prairie dogs from any city or county-owned open space not designated for active agricultural use, except in a specific case of emergency or public health threat.

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#265]
Date: Monday, April 17, 2017 9:39:27 PM

Name *	Michael Duffy
Email *	mkduffy12@gmail.com
Phone Number (optional)	(303) 859-9851
Address (optional)	<input type="checkbox"/> 450 S 44th St Boulder, CO 80305 United States
This comment relates to: *	CU South

Comment: *

To the Boulder County Planning Commission,
 As you consider updates to the BVCP, I'd like to recommend "no change" for the property known as CU South. No doubt you'll hear some fervent recommendations to allow changes that will pave the path to annexation to the city, which would allow a path to the construction of the alternate D high hazard dam.

Here are a few reasons to maintain designation of that property status quo, for the time being:
 The design of the high hazard dam is severely constrained by the city's dictated 100 year flood parameters for all flood control studies on the property, and by the site parameters dictated by CU and their desire to maximize acreage for their vague future design vision for the property. These restrictive parameters conflict with BVCP flood planning policies as spelled out in 3.19, 3.20, and 3.23, where city and county understand flood planning should include events larger than a hundred year flood, and specifically spelled out protection of (unspecified) critical facilities in the event of a 500 year flood.

City staff, including the alternate D project manager, displayed a lack of confidence in the design of the high hazard dam at the April 5th open house.

The bentonite slurry "spine" for the dam will severely restrict groundwater flow North and East creating a situation with more surface water, more quickly than experienced in the 2013 flood. In addition, that groundwater flow restriction will starve the natural habitat on the N side of 36 between 36 and S Boulder Road, year round.

At that open house the staff discussed design modifications including a "comb" or "swiss cheese" design to mitigate the groundwater issue. Some local dam engineers believe this will increase cost and more importantly, increase the likelihood of dam failure.

Perhaps more importantly, the flood damage suffered at the Frazier Meadows facility would not have been avoided if the alternate D dam had been in place. Water flowing through the Viele channel was the prime culprit for that damage, and that water crossed 36 North of the proposed location of the high hazard dam.

In summation, no changes should be made to the BVCP, where the CU South property is concerned until we have a more comprehensive study of the groundwater flow issue beyond property boundaries, for floods greater than a 100 year event, and a better understanding of CU's vision for the property.

Thanks for your time and consideration,

Michael Duffy
450 S 44th St.
Boulder, CO

Please check box below *

- I acknowledge receipt of the Open Records Notification

RECEIVED
County Commissioners Office

APR 18 2017

REC'D BY _____
TIME _____



*cc: Rick Hackett
Steven Giang
BOCC
Planning Commission*

INDIAN PEAKS GROUP, SIERRA CLUB, STATEMENT ON CU SOUTH ANNEXATION

To: Boulder City Council

Boulder Planning Board

Boulder County Planning Commission

Boulder County Commissioners

From: Kirk Cunningham, representing the Sierra Club Indian Peaks Group Executive Committee

The Indian Peaks Group bases its position below on the proposed CU South annexation on what we regard as the following important facts:

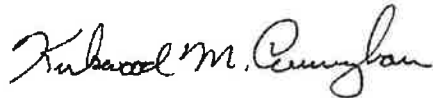
1. Alternative D is the presently favored starting point for the city's and the University's negotiations regarding the annexation, with the difference that the zoning for the area presently labelled "Open Space-Other" in that alternative is proposed to be changed to "Public".
2. We understand that "Public" zoning is similar to the zoning of other parts of the CU campus and can therefore include classrooms, laboratories, residence halls and other types of development, whereas the present "Open Space-Other" zoning includes not only undeveloped land with some natural characteristics but also some low level storage and athletic facilities.
3. The integrity of the proposed flood storage basin (presently 371 acre-feet capacity, was more than 500 acre-feet in earlier iterations) on the northeast part of CU South relies on a berm consisting of a "high hazard dam" the footing of which extends to bedrock. The flood storage area is designed to hold a putative 100-year flood on South Boulder Creek and prevent flood waters from overflowing into the Fraser Meadows and Keewaydin neighborhoods as happened in 2013. However, a >100-year flood would allow these neighborhoods to be flooded to some degree as in 2013. The cost of the high hazard dam (paid for by the city) would be between \$20MM and \$30MM. This dam would not only keep flood water OUT of the proposed "Public" zoned area, but would also tend to allow ground water from Table Mesa to accumulate IN that area. An alternative flood storage proposal from CU South neighbors, which would use roughly the bottom third of CU South for flood storage is apparently unacceptable to the university and does not appear to have been evaluated in detail despite the reduction in flood storage mentioned above.
4. The western benches and slopes of CU South are out of the South Boulder Creek floodplain and so some construction could occur there if seeps and possibly unstable slopes are allowed for.

5. Any substantial development of CU South has the potential to exacerbate existing traffic snarls at Table Mesa Dr/ US 36. This issue has been identified as critical by CU South neighbors and also by the Boulder County Commissioners.
6. The university does have a pressing need for space for staff and student housing and for other buildings.

Our position is:

1. In the best of worlds, the annexation of this property would be avoided, but it is acceptable to us only if the Open Space-Other zoning is retained. Otherwise, too much property will be damaged in the next 2013 magnitude flood and the city will have to spend money to repair some of the damage.
2. The flood storage area created by the high hazard dam is minimally acceptable, but is not the most cost-effective way to prevent damage to downstream east Boulder neighborhoods in >100 year floods. Before funds are allocated for its construction, we believe that the city and university should carefully re-evaluate flood storage on the present Open Space-Other zoned part of the property.
3. Traffic impacts at or near the intersection of Table Mesa Dr. and US 36 are likely to be increased by any CU South development and must be mitigated before that development occurs.

Thanks for your consideration of this position.



p.s. This communication is an elaborated version of a message sent earlier to City Council and County Commissioners by Jon Sirkus, the IPG Open Space Chair.

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from Margaret LeCompte - BVCP-15-0001
Date: Wednesday, April 19, 2017 11:46:58 AM

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

Name: Margaret LeCompte

Email Address: margaret.lecompte@gmail.com

Phone Number: (303) 499-7139

Please enter your question or comment: The City and County are poised to make major and irrevocable decisions about land use and flood mitigation in South Boulder. These decisions still are not adequately informed by studies—required by City, State and Comp Plan rules--about crucial aspects of the area. Such studies are required prior to taking action on land use changes. And they have not been done. Therefore, no land-use changes for CU-South should be undertaken until the city has done a) a groundwater study, b) a geophysical study, c) more detailed studies of the impacts of development on ecological values, especially to adjacent county owned and city owned Open Space, d) a thorough analysis of the carrying capacity of the current traffic transportation infrastructure in South Boulder. Only then will it be possible to determine what kind of development and flood mitigation would be feasible on the land. Further, flood control, not CU's development aspirations, comes first.

The City must consider flood mitigation alternatives beyond Alternative D—a jury-rigged set of compromises imposed because the engineering firm was required to avoid any seizure of CU's property. Alt D's concept plan contains potentially fatal and certainly very expensive work-arounds imposed by CU's desire to develop its floodplain land. Alternative D would not protect the West Valley in more than a 100 year flood, it would increase flooding downstream of the CU-South property, and perhaps most important, it jeopardizes other values--open space, endangered species, wetlands, the aesthetics of Boulder's "gateway," and most important, the safety and quality of life in local neighborhoods. CU should want these studies done to avoid making serious mistakes in development. The City and County should want them done to avoid spending \$44 million of taxpayer money on flood mitigation that isn't effective.

We urge the Planning Commission to reject proposed land use changes of any kind until the requisite studies are done. At that time, it will be possible to determine just what the OPTIMAL land use in CU-South should be.

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 George Weber - 15000-1
Date: Wednesday, April 19, 2017 1:31:10 PM

Boulder County Property Address : 1275 Chambers Drive Boulder CO 80305
If your comments are regarding a specific docket, please enter the docket number: 15000-1
Name: George Weber
Email Address: gw@gwenvironmental.com
Phone Number: (303) 494-8572
Please enter your question or comment: Commission Members:

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/>):

- 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, 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.

Attach a photo or document (optional):

https://bouldercounty.wufoo.com/cabinet/ejdtMngz/AKF4MaBHH0s%3D/gross_dam_potential_failure_study_1231881.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: Amy Cox Siemel
To: [Boulder County Board of Commissioners](#)
Subject: CU South
Date: Thursday, April 20, 2017 10:26:59 AM

Dear Boulder County Commissioners,

Thank you for your hard work on behalf of the people and lands of Boulder County. Please see below for a slightly expanded version of my public comments at last week's Open Space Board of Trustees hearing regarding CU South. Also, if you have not yet seen it, please read a guest opinion piece I had published in the Daily Camera [here](#).

Thank you,
Amy Siemel

Good evening, my name is Amy Siemel and I live at 1233 Aikins Way. I've been a resident of Boulder for 16 years and am an active member of the community group Save SoBo. I want to thank you for your hard work on behalf of Boulder's beloved Open Space lands.

I stand before you tonight, nervous but determined to voice my deep concerns about the current discussions regarding the CU South property. The proposed land use designation changes are alarming and run counter to thoughtful planning of our increasingly rare undeveloped floodplains.

In reviewing tonight's packet, I find it heartening that Open Space staff recommendations lean toward preserving and restoring, but I am wary of the suggestions that the land to the South and East has a higher Open Space potential than that to the North and West. I look at the map in Attachment C and I see the beginnings of this lovely 193 acres of contiguous, undeveloped land being chipped away. With great foreboding, I see the door creaking open to invite in urban sprawl.

We know that larger habitat blocks are the key to wildlife and grassland preservation and we know that the greatest threat to these ecosystems is encroaching development. We also know that wetlands and riparian areas are rare and have a disproportionately high habitat function for plants and animals.

In contrast, tonight's packet states on page 3 that "Development of CU South could result in the need to compensate for unavoidable environmental impacts—especially to wetlands." I reject the idea that development of our precious few remaining wetlands is unavoidable, and I strongly condemn the actions CU has taken over the years to destroy the wetlands on its property, including bulldozing and installing aggregate drains, in the interest of future inadvisable development in a floodplain. CU has proven itself to be an untrustworthy steward of the land, and this board should

work in concert with Parks and Open Space to acquire and restore the land in its entirety, using it for natural flood management in the process.

I believe we can do better. We must slow down and get this right, as there's no going back from this decision. Once land is gone, it's gone. I urge you to recommend NO land use changes to CU South, until CU has a master plan to propose for the site. I understand CU's valid need for growth and also the city's rightful desire to protect its residents from floods, but it is inappropriate to connect decisions about saving life and property to controversial discussions regarding land use changes. I reject the false choice between keeping this land undeveloped and ensuring the safety of our downstream neighbors. I refuse to be pitted against my fellow community members.

Finally, my 5 year old son and 9 month old daughter were unable to attend tonight as it's past their bedtime, but I want it to be known that this land is where my son collects clay for his homemade models, sails fantastical boats made of recycled materials, and where he first learned the song of the western Meadowlark. Since he was born, he and I have walked this land, absorbing the quiet into our bones, along with the sounds of spring peepers, the sight of American kestrels on fence posts, and the delight of spotting a trio of coyotes on the hunt. This land is a living, breathing, vibrant place that teems with joy and life. For my son, my daughter, and for future generations, please recommend that this land remain Open Space-Other as it was always intended.

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from Amy Siemel - CU South
Date: Thursday, April 20, 2017 10:29:51 AM

If your comments are regarding a specific docket, please enter the docket number: CU South

Name: Amy Siemel

Email Address: amysiemel@gmail.com

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

Thank you for your hard work on behalf of the people and lands of Boulder County. Please see below for a slightly expanded version of my public comments at last week's Open Space Board of Trustees hearing regarding CU South. Also, if you have not yet seen it, please read a guest opinion piece I had published in the Daily Camera at http://www.dailycamera.com/guest-opinions/ci_30833355/amy-siemel-not-so-fast-cu-south-annexation.

Thank you,
Amy Siemel

Good evening, my name is Amy Siemel and I live at 1233 Aikins Way. I've been a resident of Boulder for 16 years and am an active member of the community group Save SoBo. I want to thank you for your hard work on behalf of Boulder's beloved Open Space lands.

I stand before you tonight, nervous but determined to voice my deep concerns about the current discussions regarding the CU South property. The proposed land use designation changes are alarming and run counter to thoughtful planning of our increasingly rare undeveloped floodplains.

In reviewing tonight's packet, I find it heartening that Open Space staff recommendations lean toward preserving and restoring, but I am wary of the suggestions that the land to the South and East has a higher Open Space potential than that to the North and West. I look at the map in Attachment C and I see the beginnings of this lovely 193 acres of contiguous, undeveloped land being chipped away. With great foreboding, I see the door creaking open to invite in urban sprawl.

We know that larger habitat blocks are the key to wildlife and grassland preservation and we know that the greatest threat to these ecosystems is encroaching development. We also know that wetlands and riparian areas are rare and have a disproportionately high habitat function for plants and animals.

In contrast, tonight's packet states on page 3 that "Development of CU South could result in the need to compensate for unavoidable environmental impacts—especially to wetlands." I reject the idea that development of our precious few remaining wetlands is unavoidable, and I strongly condemn the actions CU has taken over the years to destroy the wetlands on its property, including bulldozing and installing aggregate drains, in the interest of future inadvisable development in a floodplain. CU has proven itself to be an untrustworthy steward of the land, and this board should work in concert with Parks and Open Space to acquire and restore the land in its entirety, using it for natural flood management in the process.

I believe we can do better. We must slow down and get this right, as there's no going back from this decision. Once land is gone, it's gone. I urge you to recommend NO land use changes to CU South, until CU has a master plan to propose for the site. I understand CU's valid need for growth and also the city's rightful desire to protect its residents from floods, but it is inappropriate to connect decisions about saving life and property to controversial discussions regarding land use changes. I reject the false choice between keeping this land undeveloped and ensuring the safety of our downstream neighbors. I refuse to be pitted against my fellow community members.

Finally, my 5 year old son and 9 month old daughter were unable to attend tonight as it's past their bedtime, but I want it to be known that this land is where my son collects clay for his homemade models, sails fantastical boats made of recycled materials, and where he first learned the song of the western Meadowlark. Since he was born, he

and I have walked this land, absorbing the quiet into our bones, along with the sounds of spring peepers, the sight of American kestrels on fence posts, and the delight of spotting a trio of coyotes on the hunt. This land is a living, breathing, vibrant place that teems with joy and life. For my son, my daughter, and for future generations, please recommend that this land remain Open Space-Other as it was always intended.

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: Boulder Valley Comprehensive Plan and IGA comment [#266]
Date: Thursday, April 20, 2017 11:54:24 AM

Name * Andy Schwarz

Email * ams@amstec.com

This comment relates to: * CU South

Comment: *

Dear Commissioners and Planning Commission,

I am writing in support of the comp plan amendment for CU South. Our lives, health and safety are at risk of floodwaters overtopping HWY 36 from the CU South property. We had flash flood type water pouring down our streets, up to 4 feet in depth, within a matter of minutes and pouring into neighbors' homes. We are very fortunate that no one was killed or seriously injured in the flood event of September 2013.

I urge you to support flood mitigation to help prevent these floodwaters again. It is not a matter of if, it is when.

Thank you,
Andy Schwarz

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: flood-bounces@sbcreekactiongroup.org
To: flood@sbcreekactiongroup.org; qualla@amstec.com
Cc: "Bruce Thompson"; Al LeBlang
Subject: [Flood] CU South & South Boulder Creek flood mitigation--Deadline to comment on Comp Plan
Date: Thursday, April 20, 2017 4:52:01 PM
Attachments: [ATT00001.txt](#)

Hi, all.

Just a reminder that tomorrow (4/21) is the deadline to provide comments to the County about the proposed comp plan amendment for CU South. You likely know that without the County's approval of this amendment, South Boulder Creek flood mitigation will be in jeopardy. We'd like to ask that you take a minute (before the close of business tomorrow) to let your voices be heard, once again. Use the following link, click the green area indicating "public comment" and scroll down to fill out the public comment form. It shouldn't take but a few minutes and it would be most helpful to our mission of advancing South Boulder Creek flood mitigation.

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

Our message is brief and direct:


- We need South Boulder Creek flood mitigation ASAP.
- This is a unique opportunity with all parties—City, CU, CDOT—willing to move forward on flood mitigation.
- Approval of the CU South comp plan amendment is critical in moving this project forward.
- Please vote to approve the CU South comp plan amendment.

Thanks for all the efforts you've made toward our goal of having South Boulder Creek flood mitigation implemented! Please take a moment to let your concerns be heard before this deadline closes tomorrow.


Best regards,
Kathie Joyner
Laura Tyler
David McGuire

South Boulder Creek Action Group
303 543-0799


From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#267]
Date: Thursday, April 20, 2017 5:04:13 PM

Name *	Peter Ornstein
Email *	pmo@mediationnow.com
Phone Number (optional)	(303) 499-2317
Address (optional)	 556 Aztec Drive Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	Please, let's move the proposed flood mitigation out of the planning stage and into the implementation stage. Thank you.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#268]
Date: Thursday, April 20, 2017 5:12:07 PM

Name *	George Craft
Email *	gcrafty@yahoo.com
Phone Number (optional)	(303) 440-4737
Address (optional)	 755 32nd Boulder, CO 80303 United States
This comment relates to: *	Flood mitigation – South Boulder Creek
Comment: *	We need South Boulder Creek flood mitigation ASAP. This is a unique opportunity with all parties – City, CU, CDOT – willing to move forward on flood mitigation. Approval of the CU South comp plan amendment is critical in moving this project forward. Please vote to approve the CU South comp plan amendment.
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#269]
Date: Thursday, April 20, 2017 5:53:21 PM

Name *	Edward Smelko
Email *	e.smelko@att.net
Phone Number (optional)	(303) 499-2843
Address (optional)	 220 Seminole Dr Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	<p>I am writing to encourage the county to vote FOR the Boulder Valley Comp plan amendment for CU South. After 20 years of studies, proposals, meetings and discussions with the City of Boulder, the University of Colorado and the State of Colorado agreeing on a solution, this is a historic opportunity to address the neighborhood flood issue. My house in the Keywaydin Meadows neighborhood and had major damage in the 2013 flood. Please, let's address the flood problem now, and not wait another 20 years, to rectify the flood threats in my neighborhood and in the Fraiser Meadows neighborhood.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#270]
Date: Thursday, April 20, 2017 6:48:00 PM

Name *	Kelly Murphy
Email *	bouldernatural@gmail.com
Phone Number (optional)	(701) 690-7428
Address (optional)	 Boulder, Colorado 80303 United States
This comment relates to: *	CU South
Comment: *	<p>Our community needs to implement the South Boulder Creek flood mitigation as soon as possible. The very fact that the City, CU, and CDOT are aligned and willing to move forward on flood mitigation is quite amazing and offers a special opportunity to succeed. Then approval of the CU South comp plan amendment is critical in moving this project forward. Please vote to approve the CU South comp plan amendment. Thank you Julie and Kelly Murphy</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#271]
Date: Thursday, April 20, 2017 8:45:55 PM

Name *	Karen Powell
Email *	ka_pow42@yahoo.com
This comment relates to: *	CU South
Comment: *	<p>We need South Boulder Creek flood mitigation ASAP.</p> <ul style="list-style-type: none">· This is a unique opportunity with all parties—City, CU, CDOT—willing to move forward on flood mitigation.· Approval of the CU South comp plan amendment is critical in moving this project forward.· Please vote to approve the CU South comp plan amendment.
Please check box below *	<ul style="list-style-type: none">• I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#272]
Date: Thursday, April 20, 2017 8:46:00 PM

Name *	Leanne Lestak
Email *	skibum226@ymail.com
Phone Number (optional)	(303) 494-1575
This comment relates to: *	CU South
Comment: *	<p>We need South Boulder Creek flood mitigation ASAP.</p> <ul style="list-style-type: none">· This is a unique opportunity with all parties—City, CU, CDOT—willing to move forward on flood mitigation.· Approval of the CU South comp plan amendment is critical in moving this project forward.· Please vote to approve the CU South comp plan amendment.
Please check box below *	<ul style="list-style-type: none">● I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#273]
Date: Friday, April 21, 2017 7:58:33 AM

Name * Steven Warren

Email * pastorsteve@mtview.org

Phone Number (optional) (303) 886-9775

This comment relates to: * CU South

Comment: *

Dear Sirs,


Please add mine to the voices urging implementation of South Boulder Creek flood mitigation. In 2013, we suffered significant loss from preventable flooding. Our neighborhood experienced flooded homes and businesses at the financial cost 10s of millions. Our own home and church were significantly damaged, costing 14 of a million dollars to repair. Fortunately, there was no loss of life, but it easily could have cost us lives!

This is a great opportunity to move forward in protecting our citizens life and property. Remarkably, the City, CU, and CDOT are all on board to mitigate this threat. I believe that approval of the CU South comp plan amendment is vital and necessary, and with your meaningful support can address a serious problem in our community.


Pastor Steven K Warren
Mountain View United Methodist Church

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#274]
Date: Friday, April 21, 2017 9:09:26 AM

Name *	Don Hayden
Email *	dfhayden@hotmail.com
Address (optional)	 Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	Flood mitigation of S Boulder Creek is a public safety issue and the proposed changes to the BVCP are essential to addressing it. We fortunately didn't have loss of live in the Fraser Meadows area, but we were lucky. Please vote to approve the CU South comprehensive plan amendment.
Please check box below *	<input checked="" type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#275]
Date: Friday, April 21, 2017 1:58:02 PM

Name *	Ryan Eisenbraun
Email *	ryaneisenbraun@yahoo.com
Phone Number (optional)	(303) 919-7690
Address (optional)	 6200 Habitat Drive #1057 Boulder, CO 80301 United States
This comment relates to: *	CU South

Comment: * We need South Boulder Creek flood mitigation ASAP!! This is a unique and rare opportunity with all parties: the City of Boulder, CU, CDOT – all willing to move forward and partner on desperately needed flood mitigation.


Approval of the CU South comp plan amendment is critical in moving this project forward. Please vote to approve the CU South comp plan amendment and ensure future generations never experience the horrible tragedy that we all witnessed during the 2013 floods.

Sincerely,


Ryan Eisenbraun

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#276]
Date: Friday, April 21, 2017 2:59:17 PM

Name *	Keller Kimbrough
Email *	keller.kimbrough@colorado.edu
Address (optional)	 46 Pima Court Boulder, CO 80303 United States
This comment relates to: *	CU South
Comment: *	Please vote to approve the CU South Comprehensive Plan Amendment. I am a resident of the Pawnee Meadow subdivision in south Boulder, and my neighborhood was devastated by the 2013 flood. For the safety of our homes and families, we need to accomplish South Boulder Creek flood mitigation immediately. Your approval is essential to getting it done. Thank you!
Please check box below *	<input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#277]
Date: Friday, April 21, 2017 3:40:38 PM

Name *	Roger Hibbard
Email *	bldrroddy@yahoo.com
Phone Number (optional)	(303) 578-9206
Address (optional)	 4900 Qualla Drive Boulder, CO 80303 United States
This comment relates to: *	CU South

Comment: *

Dear Boulder County,

I am a longtime resident of South Boulder in an area heavily affected by the 2013 flood. I am writing to urge you to use this rare chance to cooperate with the City, CU and Colorado department of Transportation to move forward quickly on flood mitigation. Gaining Approval of the CU South comp plan amendment is crucial to keep this project in motion. Please vote to approve the CU South comp plan amendment.

Flood mitigation is very important if you are to protect the safety of the affected residents such as myself, my family, and the hundreds of affected people in my immediate area.

Thanks,
Roger Hibbard
4900 Qualla Drive
Boulder, CO 80303

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

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder County Contact Us/Feedback Form [#297]
Date: Friday, April 21, 2017 3:43:35 PM

Name *	Jacqueline Trump
Email *	jacquet@q.com
Phone Number (optional)	(303) 494-7219
Select a Subject *	Land Use Planning

Comments *

April 21, 2017
To: Boulder County Commissioners
Re: CU South
Dear County Commissioners,
I've recently been informed that the governance of the city plans to cast away an important section of what should be open space. Time and time again Boulder citizens have voted to support open space in Boulder yet our governance, seems eager to trample all that Boulder stands for under development's feet. You'd cow to CU's bullying – for what? An ill-defined, inadequately studied, environmentally disastrous, potentially life threatening and prohibitively expensive development? I believe a majority of residents do not wish to assume the undue burden of taxation that annexation of this land would place on us – to say nothing of the massive debt it would inevitably place on the city. A three story dam? ...and where does the water go when we have another flood? Straight into the surrounding neighborhoods!
Please put the brakes on CU and CU South and consider the impact such development would have on traffic, the water table, aquifer, creek – the value of preserving a portion of tall grass prairie and marshland. Think of saving endangered flora and fauna, the elderly of Fraiser Meadows trapped by flood waters, children lost to traffic accidents? Please, no annexation! No change in land use designation. The CU-South land was formerly and should be Open Space. It's in a flood plain. It should be protected land. Foresight should be exercised for the good of the land and the health and safety of all concerned.

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: Kristin Bjornsen
To: [#LandUsePlanner](#); council@bouldercolorado.gov; [Boulder County Board of Commissioners](#); boulderplanningboard@bouldercolorado.gov
Subject: Comments on BVCP
Date: Friday, April 21, 2017 7:59:13 PM

Dear Four Governing Bodies,


Thank you for the opportunity to send a few thoughts on the 2015 BVCP Update:

- Please keep four-body review! Just because an area is *intended* for annexation doesn't mean it is annexed yet. Annexation occurs at the will of the people. Unincorporated residents deserve to have a voice and representation through the County Commissioners and the County Planning Commission for land-use changes.
- Please designate all of the CU South area as Open Space. This land was always meant to be Open Space!
- In the Community Engagement section, I find it troubling that Boulder would presume to represent certain segments of people. You can't speak for those people—you don't know what they want, and it's arrogant to presume that you do. As a family who has been on Medicaid and food stamps and went to great pains to attend public meetings, the Housing Authority's and staff's position on the Twin Lakes was the POLAR OPPOSITE of my own belief. This policy change seems designed to green-light the government lobbying for itself.

Thanks for your time!

Kristin

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#279]
Date: Saturday, April 22, 2017 12:04:16 AM

Name *	Mike Chiropolos
Email *	mikechiropolos@gmail.com
Phone Number (optional)	(303) 956-0595
Address (optional)	 3325 Martin Drive Boulder, CO 80305 United States
This comment relates to: *	CU South

Comment: *

April 21, 2017

Submitted to planning@bouldercolorado.gov and through online portal

Re: Comments on BVCP Update – CU South

Reclaiming and Restoring Rivers and Riparian Habitat in Boulder Valley

Dear BVCP Planning Staff and City and County of Boulder Officials:

This comment letter explains why the Boulder Valley Comprehensive Plan needs to re-assess plans for the CU South property on South Boulder Creek. The goal for this much-abused stretch of South Boulder Creek just east of the Flatirons needs to be environmental preservation. Reclamation, restoration, and repurposing of this riparian habitat to restore ecosystem health and functioning needs to be the vision for this property.

As detailed below, gravel mines were often located on riparian habitat which is recognized as the most valuable, sensitive, and endangered ecosystems in Colorado. The CU South property is no exception.

- Introduction: the Ecological Importance and Potential of South Boulder Creek to the Natural Ecosystems and Population of Boulder Valley

Because the site remains undeveloped, today's staff and elected officials are able to seize the opportunity to show leadership today on restoring this vital riparian habitat. Properly managed under an environmental preservation vision, the legacy of decisions from the 2015-17 BVCP Update will leave an environmental preservation legacy to future generations of residents that rivals the great achievements of past City Councils and County Commissions such as protecting the Flatirons from South Boulder and Bear Peaks to the Mesa Trail and Chautauqua, or the Doudy Draw landscape just south of Eldorado Springs.

The "CU South" stretch of South Boulder Creek is the last vital piece of the open space and environmental preservation puzzle where the watershed flows into the Boulder Valley, a neglected and degraded piece that must be reclaimed and restored to function as a vital component of a healthy watershed and high functioning natural ecosystem supporting native flora and fauna and appropriate recreational and nature appreciation opportunities.

"Alternative D" was premised on incorrect assumptions and the wrong-headed idea that the overall site should be managed for flood control and an unspecified level of development by the current owner, the University of Colorado. Instead, restoration of the riparian habitat at this former gravel mine site needs to be the top priority and future focus. Today's staff and elected officials are not responsible for past decisions that allowed former and present owners of the property to escape the reclamation and restoration efforts that should have been required after the gravel operation ceased.

One of the most important decisions in the BVCP Update relates to the CU South property and management of South Boulder Creek between where it flows into Boulder Valley below Eldorado Canyon State Park and Eldorado Springs, and where it merges with the main stem of Boulder Creek. With headwaters in the Indian Peaks and James Peak Wilderness Areas, South Boulder Creek is one of the great watersheds in Boulder County and the entire Front Range.

Unfortunately, the upper stretches are impacted by trans-mountain diversions through Moffat Tunnel and Gross Reservoir. But below the reservoir, the creek flows through Walker Ranch, one of the most magnificent open space areas in the Boulder County Parks and Open Space system – or anywhere in the State of Colorado. Similarly, Eldorado Canyon State Park is a legendary national destination where the climbing and rock walls are rivaled by the sheer beauty of the creek carving its way through the canyon.

- Reclaimed Gravel Operations Across the Front Range of Colorado

In the 1990s, Boulder County and the City of Boulder were setting the standard nationwide for fully reclamation of the

environmental values of gravel mining operations. Examples surveyed in this comment are Sawmill Ponds, Walden Ponds, "The Farm" near Alexander Dawson School, Pella Crossing in Longmont, South Platte Park in Littleton, 88th Street Open Space in Adams County, and the Cache La Poudre River in Fort Collins and Larimer County.

First, Sawmill Ponds on Boulder Creek encompasses 18 ponds on a larger property that was reclaimed after a gravel mining operations. Sawmill Ponds are now managed by Boulder County Parks and Open Space (BCPOS).

The 18 ponds at Sawmill are the result of a gravel mining operation and reclamation project. Boulder Creek, now at the northwestern boundary of the ponds, has traversed the entire area in the geologic past. This ancient floodplain laid down great quantities of sand and gravel, and these deposits were mined for several decades until the early 1970s. When the mining ceased, groundwater filled the pits resulting in a wetland area that provides marvelous habitat for many species of wildlife. The ponds are stocked by Colorado Parks & Wildlife, and warm water fishing is a popular activity. Second, Walden Ponds on Boulder Creek is a nearby natural area where reclamation was commenced by Boulder County in 1974, following 16 years of gravel mining that began in 1958. Walden Ponds now offers some of the best wetlands, riparian, and avian habitat in the County, and is a top destination birders. Boulder County Parks and Open Space began reclamation on former pits in 1975; and continued to reclaim subsequent pits mined for gravel in the 1980s and 1990s. See <http://www.bouldercounty.org/doc/parks/waldenpondsmplan.pdf> at 2.

According to the Boulder County Open Space and Mountain Parks and Open Space webpage for Walden Ponds Wildlife Habitat:

Nature's ability to heal, strengthened by human support, has transformed Walden Ponds from industrial gravel pits to a flourishing wetland habitat that yields year-round wildlife-watching opportunities.

Wetland habitats, nestled within the surrounding Great Plains, support aquatic plant and animal life and attract large numbers of migrating bird species. The 100 acres of grasses, wildflowers and trees surrounding these wetlands, are biologically diverse both in and out of the water.

<http://www.bouldercounty.org/os/parks/pages/waldenponds.aspx>

The history of Walden Ponds is a proud chapter in the commitment of the City and County of Boulder to environmental protection and restoration:

History

Gravel Mine

Gravel was first mined in 1958. Open pits and puddles of groundwater were all that remained after the property had been stripped 15 feet down to bedrock.

Reclamation

In 1974, the county initiated a reclamation program after county residents expressed strong interest in creating a wildlife habitat. Piles of rock were compacted into dikes creating three ponds. Two additional ponds were added during the 1990s. Tree and shrub seedlings were planted and dry areas were seeded to help foster natural re-vegetation. The ponds were allowed to fill with groundwater and then stocked with fish.

Evolving Ecosystem

Walden Ponds Wildlife Habitat first opened to the public in October 1975 and is a work in progress, a park that is still evolving as a wildlife habitat and recreational retreat.

The Name

Contrary to what many believe, Walden Ponds is not a reference to Thoreau's pond of the same name. It is named after Walden "Wally" Toeve, the Boulder County Commissioner who spearheaded the plan to convert the gravel pits into a wildlife habitat in the 1970s.

Rather than turning our back on Boulder's commitment to environmental preservation, today's elected officials and appointed boards and commissions should seek to emulate the visionary leadership of predecessors including such luminaries as Wally Toeve and Ron Stewart.

The Walden Ponds Management Plan summarizes the bedrock principles of the Boulder Valley Comprehensive Plan that apply equally to the former gravel mine adjacent to South Boulder Creek that is now known as CU South:

The Boulder Valley Comprehensive Plan is a planning document between the City of Boulder and Boulder County, which guides decision making regarding growth, development, preservation, and environmental protection, among other topics and defines the "desired land use patterns for the Boulder Valley", which includes Walden Ponds (City of Boulder and Boulder County 2008). The BVCP calls for the commitment to open space preservation and the preservation of natural resources. The policies of the BVCP include protection and restoration of native ecosystems (4.06), preservation of unfragmented habitat and ecosystem connections (4.07), maintenance and restoration of ecological processes (4.08), protection of wetlands (4.09), control of invasive species (4.10), and providing access to public lands where appropriate (4.11).

See <http://www.bouldercounty.org/doc/parks/waldenpondsmplan.pdf> at page 1-7, section 1.6.2

Both the Mission and Goals of BCPOS provide overwhelming support for protection and restoration of the CU South property:

Mission

To conserve natural, cultural, and agricultural resources and provide public uses that reflect sound resource management and community values.

Goals

- To preserve rural land
- To preserve and restore natural resources for the benefit of the environment and the public
- To provide public outreach and volunteer opportunities to increase awareness and appreciation of Boulder County's open space
- To protect, restore, and interpret cultural resources for the education and enjoyment of current and future generations
- To provide quality recreational experiences while protecting open space resources

Notably, restoration is emphasized by two of the first five BCPOS goals. In keeping with tradition and to emulate the impressive successes of past restoration of gravel pits in Boulder Valley, that is exactly what should happen at CU South. Third, a few miles downstream from Sawmill and Walden Ponds, "The Farm" is another nationally recognized case study of successful reclamation. The Farm featured prominently in a United States Geological Survey paper, CITE. Located about 6.5 miles east of Boulder on Boulder Creek, the gravel mining company paid for reclamation efforts supervised by Boulder-based Aquatic and Wetland Co. The restoration created three ponds, islands now used by turtles, a thriving wetlands habitat, and what is possibly the largest heron rookery in Colorado. The 700-acre Farm property is still a functioning agricultural operation, and only 45 acres (less than 7% of the property) were developed for just 18 homes. Fourth, Pella Crossing on the Saint Vrain in Longmont is a more recent example of a highly success restoration of a former gravel mine that now provides a wide range of ecosystem, recreational, and quality of life benefits to our community.

The 2003 Pella Crossing Management Plan summarizes goals and policies from the BVCP that support restoration and ecological management of former gravel pits.

Relevant Goals and Policies

Those goals in the Boulder County Comprehensive Plan (as amended, 1999) of particular relevance to the Pella Crossing and Marlatt Open Space Recreation and Visitor Use Plan include:

- Environmental Management

B.4 Significant communities, including significant riparian communities and rare plant sites, should be conserved and preserved to retain living examples of natural ecosystems, furnish a baseline of ecological processes and function, and enhance and maintain the biodiversity of the region.

B.5 Wetlands which are important to maintaining the overall balance of ecological systems should be conserved.

B.6 Unique or critical environmental resources [identified pursuant to Goals B.1, B.3, B.4 and B.5] shall be conserved and preserved in a manner which assures their protection from adverse impacts, with the private sector, non-county agencies and other governmental jurisdictions being encouraged to participate.

B.9 Riparian ecosystems, which are important plant communities, wildlife habitat and movement corridors, shall be protected.

- Parks and Open Space

C.1 Provision should be made for open space to protect and enhance the quality of life and enjoyment of the environment.

C.2 Parks, open space, and recreation facilities should be encouraged throughout the county and should be integrated whenever suitable with public facilities.

C.3 Open space shall be used as a means of preserving the rural character of the unincorporated county and as a means of protecting from development those areas which have significant environmental, scenic or cultural value.

C.4 A county-wide trail system shall be promoted to serve transportation and recreation purposes.

Those policies in the Boulder County Comprehensive Plan (as amended, 1999) of particular relevance to the Pella Crossing and Marlatt Open Space Recreation and Visitor Use Plan include:

- Environmental Resources

ER 2.07 The county shall identify and work to assure the preservation of critical wildlife habitats, Natural Areas, environmental conservation areas and significant agricultural land.

ER 2.08 The county shall use its open space program as one means of achieving its environmental resources and cultural preservation goal.

18

ER 6.02 The county shall work toward minimizing human impacts to riparian ecosystems

from development, roads and trails.

ER 6.05 Management of riparian areas shall encourage use or mimicry of natural processes, maintenance or reintroduction of native species, restoration of degraded plant communities, elimination of undesirable exotic species, minimizing human impacts, and development of long-term ecological monitoring programs.

ER 8.01.01 The county shall work with landowners and other entities to promote sound conservation practices and, where appropriate, to establish cooperative management plans.

See <http://www.bouldercounty.org/doc/parks/pellaplan.pdf> at 18–20 (Exhibit C).

Pella Crossing and Walden Ponds both offer cautionary tales of the hazards of permitting development on former gravel mines located in flood zones. Pella Crossing was largely wiped out by the 2013 floods and is only being re-opened to the public in the spring of 2017. At Walden Ponds, the 2013 floods washed out the south trail. The sensitive habitat of a properly restored gravel mine riparian ecosystem is illustrated by the BCPOS advisory that visitors not skirt around the closure to avoid trampling through wetlands. See <http://www.gohikecolorado.com/sawhill-ponds.html>.

The substantial efforts to restore Pella after the floods highlights the sensitive nature of riparian ecosystems in the Boulder Valley. Under natural conditions, major flood events would often result in new channels carving out new banks resulting in habitat shifts for both flora and fauna. More active management is sometimes needed in the modern era for stream stretches on which carving new channels is less of an option.

Success stories and ongoing restoration projects are found across Colorado's Front Range.

Fifth of the case studies, South Platte Park in Littleton is an 889-acre Natural Area on a former gravel mine site between South Broadway and Platte Canyon Road. See

<https://www.ssprd.org/portals/0/South%20Platte%20Park/SPP%20General%20Brochure%2012-11.pdf>.

Sixth, also on the South Platte, in 2016 Adams County commenced a restoration project on a 250-acre parcel that has much in common with CU South: the 88th Avenue Open Space on the South Platte. This property is “surrounded by suburban homes in Thornton and old farmland to the east.” Plans include creating a “thriving wetland wildlife habitat [...]protecting the native wetland environment[, and] the restoration of 16 acres of surface water and shoreline wetland habitat[.]” See <http://www.denverpost.com/2016/06/09/adams-county-plans-remediation-of-decommissioned-gravel-mining-site-near-south-thornton/>.

The Adams County Management Plan provides that “The area makes a contiguous habitat and movement area for wildlife along the South Platte River.” See http://www.co.adams.co.us/sites/default/files/88th%20Ave%20Open%20Space%20Master%20Plan_092816_REDUCED.pdf

at B-2. The restoration project and management plan provides for Uplands Restoration, Riparian and Wetlands Areas, and Weed Management. Id. at page 2–3, section 2.5. As Adams County proceeds with efforts to plant native trees and shrubs and seeds native grasses, little or no restoration of native flora and natural habitat has occurred in since gravel mining ceased at CU South. This is unacceptable, and out of step with success stories across Boulder County and neighboring Front Range communities.

Sixth, the City of Fort Collins is engaged in ongoing restoration of the Cache La Poudre River including current and former gravel mining sites. Among the leading recommendations of the Natural Resources Advisory Board (NRAB) are: 5. The NRAB strongly recommends that the City should continue to be alert to any and all possibilities to acquire commercial in-holdings along the river corridor when they become available with the goal of establishing a nearly continuous 3 natural riparian ecosystem available for all to enjoy along the length of the Cache la Poudre River through Fort Collins. [...]

7. The NRAB strongly recommends that the City's evolving floodplain plan do more to protect the river's natural values, including revising the floodplain regulations to not allow any new structures in the 100-Year floodplain.

https://www.larimer.org/boards/minutes/olab/20120126_Final_NRAB_CLP_Initiative_12_12_2011.pdf at 2–3.

More specifically, the NRAB recommends against allowing any new structures in the 100-year floodplain:

Our recommendation is: The Poudre River floodplain regulations must be revised to not allow any new structures in the 100-Year floodplain. As we have noted, allowing development to encroach into the floodplain does not support the sustainability of the river or the community. Maintaining a healthy flowing river is in the long term economic interests of the City. Furthermore, current regulations do not address the increased preservation of the natural and beneficial functions of the floodplain and the critical importance of the natural processes of flooding to the sustained health of the riparian ecosystem.

The NRAB strongly recommends that the City's evolving floodplain plan do more to protect the river's natural values, including revising the floodplain regulations to not allow any new structures in the 100-Year floodplain.

Id. at 9.

Fort Collins stressed the over-arching goal of establishing as close to a continuous natural corridor as possible:

The NRAB strongly recommends that the City should continue to be alert to any and all possibilities to acquire commercial in-holdings along the river corridor when they become available with the goal of establishing a nearly continuous natural riparian ecosystem available for all to enjoy along the length of the Cache la Poudre River through Fort Collins.

Id. at 11.

Among Fort Collins' goals are to:

- "Support Ecological Resilience Support a healthy river ecosystem that is resilient; i.e., a river ecosystem that has the capacity to persist and adapt over time in the face of natural and human-caused challenges. Protect or enhance opportunities for natural processes to drive ecosystem renewal." Principle ENV 24.1; see <http://www.fcgov.com/naturalareas/pdf/poudre-management-plan2011.pdf> at 2.
- Restore or enhance degraded or disturbed areas of the Poudre River Corridor to improve natural habitat conditions, biodiversity, and aesthetic and recreational values. Restoration and enhancement projects may be performed cooperatively with adjacent private landowners and volunteer community groups." Principle ENV 27.4; id. at 5.
- Principle ENV 29: The City will collaborate with gravel mining interests to ensure that mining operations are conducted to meet community values and restore ecological function"; and "develop innovative approaches to gravel mine reclamation that will provide wildlife habitat, restoration of native landscapes, recreational opportunities, water storage, and other public values. gravel mining interests to ensure that mining operations are conducted to meet community values and restore ecological function." Principle ENV 29 and 29.2; id. at 5.

Fort Collins is also pursuing strategies to investigate using reclaimed gravel pits for "short-term operational storage, and/or leasing "surplus" water to downstream agricultural or other interests." For South Boulder Creek, this approach may have great ecological and socio-economic advantages over current proposals. The City of Boulder is believed to have decided against opposing construction of what would be the tallest dam in Colorado on South Boulder Creek by expanding the current dam at Gross Reservoir to over 470 feet. The City's involvement is tied to the purported "environmental pool" premised in outdated and discredited thinking that reservoir storage is an acceptable strategy to restore minimum flows that have been largely lost to historical diversions under the prior appropriation doctrine. More creative and ecologically friendly strategies are readily available, as Fort Collins is demonstrating on the Poudre. For South Boulder Creek, it may be that using the extensive historical gravel mines on the CU South property is an ecologically superior approach to damming the river near its headwaters. Because the main diversions depleting natural flows occur in Boulder Valley, the flows are needed below the CU South property where South Boulder Creek passes through the City of Boulder.

• Conclusions and Recommendations

In light of the above and additional information being provided to planning staff and city and county officials by South Boulder Creek Action Group members and other concerned citizens and scientists, the following points should guide management of the "CU South" property and treatment in the BVCP Update.

- Gravel mine reclamations are among the greatest environmental success stories in Boulder County and across Colorado.
- Gravel mine restoration is proven as an essential, effective and readily available strategy to increase the vitally important and ever-shrinking footprint of riparian habitat in Boulder Valley, where it's currently unrealistic to relocate entire subdivisions or commercial districts from South Boulder Creek or Boulder Creek.
- In a climate change world, the scientific consensus that future flood events will be more frequent and impactful underlines the environmental and socio-economic benefits of hewing to past strategies requiring restoration and protection – not development – of the vital riparian habitats disturbed by historical gravel mines.
- Although few if any gravel mines are operating today in the Boulder Creek watershed or elsewhere in Boulder County, that only means that the County acquires its aggregate from other sources in Colorado. Boulder needs to continue to lead on restoration of natural habitats, rather than establishing a precedent that former gravel quarries can be neglected for decades before subsequent owners can develop the property.
- Natural wetlands systems are highly resilient if we exercise the political will to direct needed resources to restoration and ecosystem protection including a compatible recreation component to enhance quality of life: our riparian areas can recover and thrive after gravel mines and flood damage alike.
- Should CU wish to request city services for the portion of the property already developed for athletic facilities, that request can be submitted for the smallest possible piece of the property currently used for those purposes, and decided on its merits.
- There is no reason to annex the entire site at this time. It is urgently important to avoid any decisions that could be perceived to create expectations of additional incompatible development of this astounding natural landscape which has almost limitless ecological potential if properly managed.
- The property should not be annexed at this time.
- Alternative D must be revisited to consider a holistic approach focused on reclamation, restoration and repurposing.

To the extent the City is concerned with being a good neighbor to CU and CU presents a compelling case of its need for additional physical infrastructure – and if the City feels that some accommodation might be appropriate, the obvious solution is to formulate a land exchange that would direct any enlargement of CU's footprint in Boulder Valley to more appropriate locations. Were the property a private inholding in a National Forest or State Park, that would be the obvious approach. Adhering to the land ethic which defines the City and County of Boulder and the BVCP requires this approach. The BVCP's core commitments to comprehensive planning and environmental preservation requires getting the decision

on South Boulder Creek and 330-some acres of irreplaceable riparian habitat right. We still have time to work together to craft win-win collaborative solutions.

Because so much of this essential habitat was lost to urban development before society realized the environmental significance of our most valuable habitat, it is paramount to ensure protection and restoration of our remaining undeveloped riparian ecosystems. This applies to former gravel quarries that are as yet undeveloped, as well as future mines.

Comprehensive restoration strategies for Boulder's namesake watersheds through the Boulder Valley would be a major step towards emulating one of the most visionary and cutting-edge developments in international law in decades. In 2017, New Zealand and India became the first nations in the world to grant legal status to living rivers when the sacred Whanganui, Ganges, and Yamuna Rivers were accorded legal rights.

While federal or Colorado law has yet to recognize legal status for American rivers, Boulder can go a long way towards providing the ecological benefits of living rivers by taking advantage of opportunities to restore and protect hundreds of acres of key riparian and native prairie habitat adjacent to South Boulder Creek. Conversely, allowing development on the majority of 300-some acres of this once-thriving ecosystem would be an inestimable missed opportunity that would be not only a giant step backwards, but would consign South Boulder Creek to be little more than a working, urban river after it flows through Eldorado Canyon State Park and through the iconic Flatirons and Mesa Trail Open Space section of the City of Boulder Open Space and Mountain Parks system.

The choice is between committing to meaningful restoration of the South Boulder Creek ecosystem, or settling today for the protections achieved by visionary citizens, community groups, and governmental officials in decades past. The science is clear that our wetlands and riparian ecosystems are the most ecologically valuable, sensitive, and threatened landscapes in Colorado. How we manage them will define the environmental legacy we pass on to future generations. The good news is that the City and County of Boulder and citizens have ample time to get this issue right. Some groups and individuals are largely focused on aesthetic considerations such as building height or protecting land with low or average environmental values to avoid the appearance of sprawl.

By contrast, the question of whether to restore or develop impaired and undeveloped riparian areas goes to the heart of the health of local ecosystems, and the outcome at CU South is central to achieve re-wilding visions of thriving natural systems integrated into existing land uses and responsive to the challenges of a changing climate.

Citizens stand ready and willing to work with CU, the City and the County to ensure we get this right.

Sincerely,

/s

Mike Chiropolos

Please check box below *

● I acknowledge receipt of the Open Records Notification

From: Michael Rush
To: [Boulder County Board of Commissioners](#)
Subject: Flood Mitigation in South Boulder
Date: Tuesday, April 25, 2017 2:29:06 PM

Good afternoon,

I am writing today to express my support for changes to the Boulder Valley Comprehensive Plan that allow the flood mitigation plan Option D to move forward. I encourage you to prioritize the safety and security of vulnerable south Boulder residents.

While this plan is certainly complicated by the CU politics of annexation, the University has proven itself to be a community partner and guaranteed that future development will incorporate affordable housing for students, wetlands and natural areas, and low-impact facilities that serve the needs of students rather than large-scale sports venues and research complexes. The University already employs a number of strategies to reduce vehicle traffic on campus, and has committed to similar methods for CU south.

As a hydrologist, I certainly understand the concerns with planning for a 100-year flood event when climate change may induce storms of greater intensity. However, this is still a developing research area, and we do not yet understand what types of infrastructure will be required to protect us from future floods. While flood avoidance and mitigation strategies should certainly be pursued in tandem, the city of Boulder is limited to its own jurisdiction, and cannot manage entire watersheds.

While community input should certainly be valued and incorporated into these decisions, numerous studies have shown that Option D is a no-nonsense solution for protecting Boulder's most vulnerable residents. I encourage you to enable this plan to move forward.

Thank you.

From: Ben Binder [<mailto:bbinder@ddginc.com>]
Sent: Thursday, April 27, 2017 3:38 AM
To: Frye, Renata
Subject: April 27, 2017 CU-South Study Session

Renata,
Please forward this email to all Bolder County POSAC members
Thanks,
Ben Binder
(303) 860-0600

Dear Members of the Boulder Parks And Open Space Advisory Committee,

I understand you will be advising County officials on CU's request to change the BVCP land use designations on CU South.

I am a long-time Boulder resident and would like to provide you with some historical facts about CU-South.

CU South is located in the historic streambed of South Boulder Creek and is comprised of the depleted Flatiron gravel pits.

Much of the property was in the 100-year floodplain before four million cubic yards of sand and gravel were mined and sold – lowering the property approximately 15 feet.

In 1995, after gravel operations were completed, the Flatiron Companies applied to the city for annexation and permission to develop the site for a Women's of the West Museum and 78 luxury homes. Citing floodplain problems, poor access, BVCP designated land uses, and other issues, the city returned the application with many negative comments, including a requirement to remove the temporary berm surrounding the property.

Instead of revising the development application, the owners of the Flatiron Companies unloaded the troubled property on CU. I have attached CU's secret strategy for acquisition by which CU was able to obtain permission from state agencies behind closed doors with no public input. There is no guarantee CU won't use this strategy again in the future when they want to develop the property.

In 1996, it was known that hundreds of homes were constructed in the 100-year floodplain of South Boulder Creek. Instead of cooperating with the city to mitigate these problems, CU was only interested in modifying the gravel pit reclamation plan to maximize its buildable acreage. It was able to get the temporary berm declared a permanent feature and divert floodwaters onto neighboring properties. During the 2013 floods, CU's depleted gravel pits were dry, while hundreds of downstream properties were flooded. I have attached a document showing the extent of the 2013 floods.

I have attached another document from Love and Associates to CU's Campus Architect related to designing the property for maximum intensive development and recommendations for modifying the final site reclamation plan.

Summary of CU's actions on the Flatiron Gravel Pits:

- Paid an attorney to develop a secret strategy to acquire the property, keeping the city, county, and public in the dark;
- Acquired a mined-out streambed, much of which, for very good reasons, was designated for Open Space;
- Ignoring best practices of sound environmental and floodplain design, CU constructed a 6,000-foot earthen levee to divert floodwaters away from the natural floodplain and riparian areas;
- Gutted the mining permit reclamation plan by removing ponds and wetlands;

- Refused to allow the city to consider using for flood detention the high south-end of the bathtub created by the removal of 2,500 acre feet of sand and gravel;
- When it was discovered that hundreds of homes were in the South Boulder Creek 100-year floodplain downstream of the gravel pits, CU refused to cooperate with the city to design the reclamation plan to mitigate downstream flooding. Instead CU used its influence to modify the state sanctioned reclamation plan to include a 6,000' berm to protect its property and ignored the needs of downstream neighborhoods.

CU is playing hardball, and is refusing the city the use of any CU-South land for stormwater detention unless the city agrees to annex all of CU South. But CU made its bed when it purchased this dog of a property and must now be made to lie in it. The City and County should not give in to this blackmail, and we should not compromise our open space and land use policies.

Another thing to consider is that the City's Alternative D mitigation plan is merely a "concept". Engineering firms submitting proposals to perform the preliminary design of the dam found numerous faults with the plan. No changes to BVCP land use designations should be made until we have the required groundwater studies and a more definitive South Boulder Creek flood mitigation plan.

Ben Binder
bbinder@ddginc.com
(303) 860-0600

GATEWAY

006

Based on the continued desirability of the purchase and its added value to the University and the Boulder Campus, the following strategies have been developed to assure the purchase and anticipate the local reaction:

1. Chancellor Park established a "strategy team" of UCB and System Administration staff. It includes Dick Tharp as a special consultant.
2. University Counsel advised that while legislative approval for the purchase is required, CU can use an expedited review process, i.e. the "Senate Bill 202 process." That requires CCHE staff, Capital Development Committee, and Joint Budget Committee actions.
3. To date, the CDC and the JBC have been briefed by Linda Pryor and are very supportive. The Executive Director of the CCHE has been briefed and has indicated his willingness to approve the matter and then inform the Commissioners. The President has been attempting to brief the Governor. *by the President*
4. The "SB 202" documents will be submitted on April 1. The CCHE Director should be able to approve our proposal by April 5. The Regents will be asked to approve a program plan at a special meeting on April 10; just prior to the Regents dinner with the CCHE Commissioners. Thus, CU can take a Regent and CCHE-approved proposal to the CDC on April 16. It will then go to the JBC for their action prior to the end of the legislative session on May 8. The JBC must otherwise act within 30 days of CDC approval. *4:30 dinner*
5. The CCHE meets on April 11 and the purchase will be an information item on the agenda.
6. Prior to Regent approval on April 10, the Boulder and Colorado Springs legislative delegations, legislative leadership, the Boulder City Manager and Mayor, County Commissioners, Chamber of Commerce President, and UCB governance people will be briefed. The Boulder City Manager and Mayor will be consulted about neighborhood issues. *between April 1 and any "public" ...*
7. On April 10, immediately prior to the Regents special meeting, the Boulder City Manager and Mayor will be briefed. Chancellor Park will then hold a press conference to announce to the local community our intent.
8. On April 15, Chancellor Park will be hosting a "town meeting" on the UCB budget for 1996-97 and can discuss the purchase with the UCB community.
9. On April 25, the Regents will be asked to authorize the President to execute the purchase agreement, subject to all appropriate conditions and contingencies.

Linda to April 10 dinner.

format?

Since special Regent meeting 11-12 noon, need to brief PC or talking to it privately.

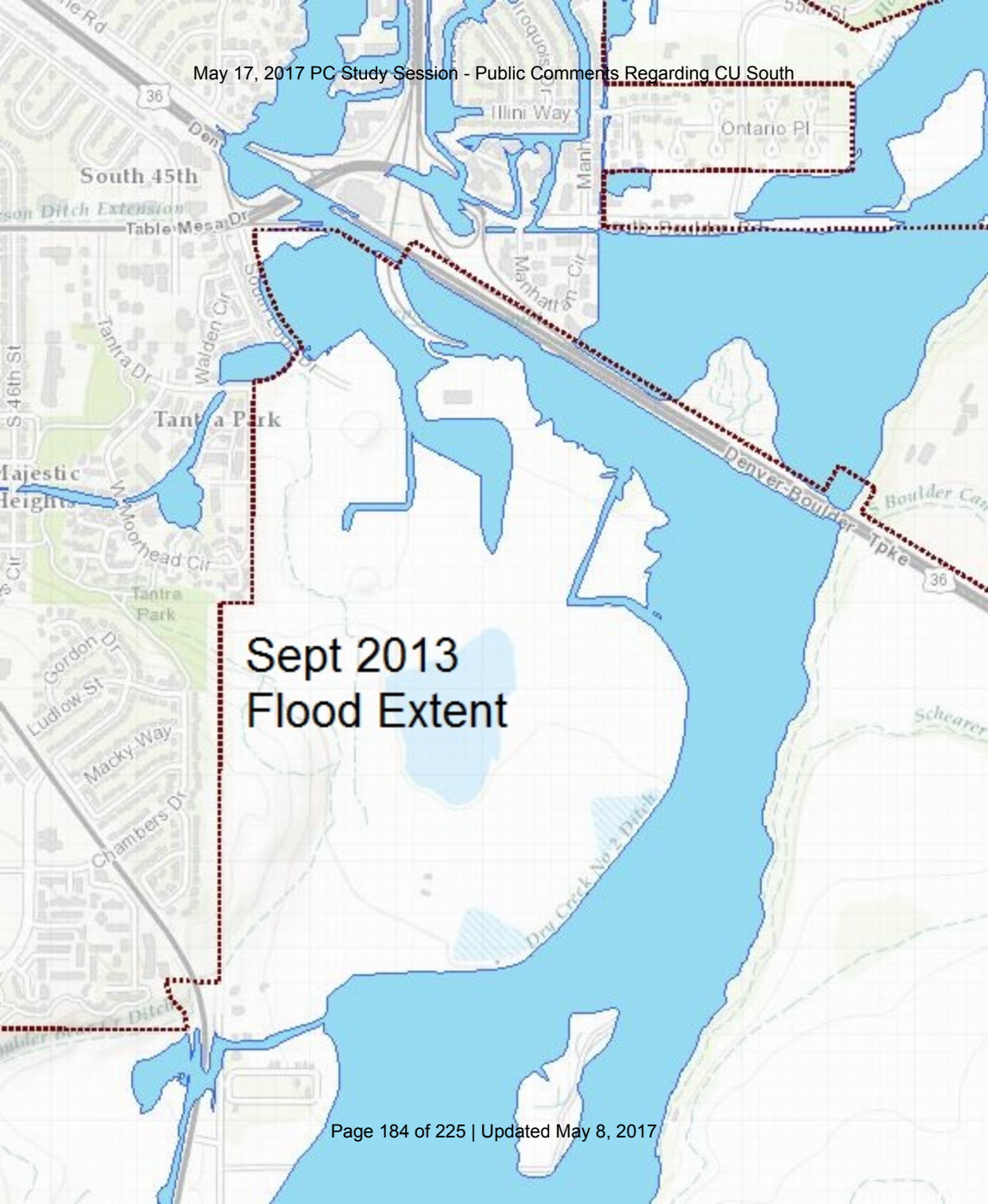
- ① by Linda P - April 9-10
- ② ASAP
- ③ April 10 9-11
- ④ April 10 - pm
- ⑤ April 9-10

*4/11/16 - CDC APPROVAL of 202
? JBC APPROVAL of 202 (before or after 25TH?) - Decide AFTER 4/19*

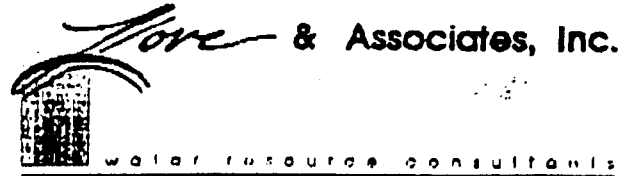
10. UCB will soon begin to expend funds to conduct all appropriate due diligence.

11. If the story "leaks" prior to April 10, a statement has been prepared for Chancellor Park. Given that the CDC, JBC, and CCHE has been briefed, key legislative and higher education leadership has already been informed.

12. Courtesy calls will be made to the CEO's of CSU, the Community Colleges, and the School of Mines.



Sept 2013 Flood Extent



April 25, 1996

Mr. Bill Deno, AIA
 Campus Architect
 Department of Facilities Management
 University of Colorado
 Campus Box 53
 Boulder, CO 80309-0053

2996 Centergreen Court South Suite C
 Boulder, Colorado 80301-6421
 Phone (303) 440-0439
 FAX (303) 440-3035

**REF: 9627A- LETTER OF AGREEMENT - CONSULTING SERVICES FOR
 THE GATEWAY PROPERTY**

Dear Bill:

Love & Associates, Inc. is pleased to submit this letter of agreement for providing consulting services related to optimization of the Gateway Property in order to accommodate maximum potential development at a future date. We are very excited about being given an opportunity to once again work as a TEAM with the University and Downing, Thorpe, James (Tom Thorpe) on this important project. It is our understanding that the University would like to maximize development, minimize maintenance, and provide a property with the maximum development flexibility. The team generated report will provide the University with recommendations related to the Flatiron Companies and Western Mobile final site reclamation plan.

Love & Associates proposes utilizing the services of Western Ecological Resources (David Johnson, ecologist) for providing wetland related services for this project. We have a long standing relationship with David Johnson and have worked with him on numerous projects. Our sense at this time is that an in depth determination of specific wetlands is not being requested but rather an overview, broad brushed approach regarding general location of existing wetlands and areas for potential establishment of wetland zones due to existing site conditions. This task can be readily undertaken with minimal knowledge of the site. We understand that Aquatic and Wetland Consultants (AWC) has performed some work on this property previously and we are willing to include them on our team, if the University so desires. We will also have Michael Hart on our team. Mr. Hart, formerly Vice President of Flatiron Companies, has a long standing history and knowledge of the Deepe Pit. He has discussed the issue of wetland banking with Ed McDowell and has extensive knowledge of site conditions.

The scope of services required to complete this project have been compiled and are as follows:

May 17, 2017 PC Study Session - Public Comments Regarding CU South

Mr. William Deno, AIA

April 15, 1996

Page 4

and will be provided directly to the University's Facility Management CAD Department.

- D. All existing utility mapping, wetlands mapping and reports available for the site. We would request that we be allowed to contact Ed McDowell to discuss with Flatiron's engineers, Scott, Cox & Associates, site information and data generated for the Deepe Pit and possibly obtain copies of this data (i.e. flood studies, geotechnical information regarding the berm/dike, etc.)

We have contacted Ed McDowell for permission to tour the project site and will conduct our initial reconnaissance level tour on Monday, April 29 at 12:30 PM.

We would like to thank the University for affording us the opportunity to work on this most exciting project and we look forward to working as a team to create a project plan that will assist the University in attaining optimum flexibility for development of the Gateway Property. If you have any questions please do not hesitate to call.

Solicitation Clause:

Love & Associates warrants that we have not employed or retained any company or person, other than a bona fide employee working solely for Love & Associates, to solicit or secure this contract and that Love & Associates has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Love & Associates, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or the making of this contract.

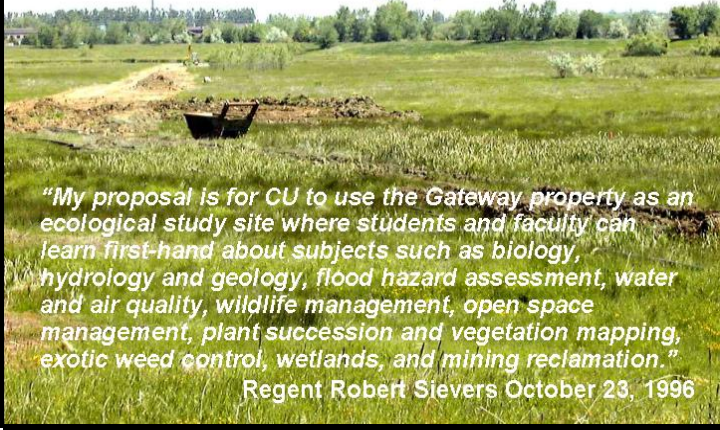
Upon any violation of this section, the Owner shall have the right to terminate the contract without liability and, at its discretion, to deduct from the contract price, or otherwise recover, the full amount of such, fee, commission, percentage or consideration.

Acceptance, in the form of signatures by the Assistant to the Vice Chancellor for Administration, Campus Architect, and the Consultant, as below:

By _____	By _____	By <u>Nancy B Love</u>
William Herbstreit	William R. Deno, A.I.A.	Nancy B. Love
Assistant to the Vice	Campus Architect	Chief Executive Officer
Chancellor for Administration	Office of Facilities Planning	Love & Associates, Inc.
University of Colorado	University of Colorado	

Date: _____ Date: _____ Date: April 25 1996

Destroying the Wetlands Activities of the University of Colorado on the Flatiron Property - June 2001



"My proposal is for CU to use the Gateway property as an ecological study site where students and faculty can learn first-hand about subjects such as biology, hydrology and geology, flood hazard assessment, water and air quality, wildlife management, open space management, plant succession and vegetation mapping, exotic weed control, wetlands, and mining reclamation."
Regent Robert Sievers October 23, 1996

Bulldozed Wetlands



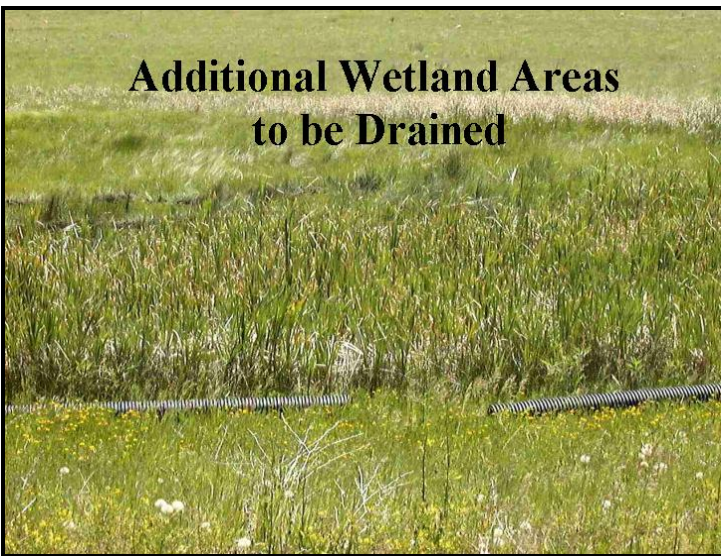
**Underground aggregate drains
are being constructed to lower
the water table and dry up
existing wetlands.**



Aggregate stockpiled for additional underground drains



Additional Wetland Areas to be Drained



Boulder Daily Camera
June 18, 2001

ing it run across our property," he said.

CU's project is a simple one, Lipton said, one that isn't draining wetlands.

The work is expected to continue for three to four weeks.

"It's just catching the runoff and directing it instead of hav-

Contact Greg Avery at (303) 473-1307 or averyg@thedaily-camera.com.

Location of Fox Tuttle's proposed Multi-Modal Mobility Hub

May 17, 2017 PC Study Session - Public Comments Regarding CU South



Location of Alternative "D" Detention Pond Dam



From: dana bove [<mailto:dana@photographyforachange.com>]
Sent: Thursday, April 27, 2017 10:57 AM
To: Frye, Renata
Cc: Brautigam, Jane; Edward Stafford; Arthur, Jeff; Jones, Suzanne; Morzel, Lisa
Subject: April 27, 2017 CU-South Study Session; Legal and practical implications of COB wetlands ordinance

Renata,

Please forward this email to all Boulder County POSAC members

Thank you

Dana Bove

303-475-9947

I am aware that your board will be directing Boulder County's final decision related to the CU South property and consideration of an update to the BVCP expressly for that purpose. Below is a brief synopsis of the legal and practical reasoning why this change cannot and should not be supported. If you have not familiarized yourselves with COB Ordinance 9-3-9, I would ask you do so, as I have authorized a legal team that have researched this ordinance, and we will be insisting that the COB abide by it—not just before CU petitions for annexation, but immediately, as the BVCP proposed changed is intimately linked to flood mitigation.

It is clear that the CU South land-use change that is being proposed for the BVCP is for the purpose of "alteration of surface or subsurface hydrology." I would like to inform all those that are considering this proposal that this then falls under a regulated activity that requires a standard permit review in both high functioning wetlands and their inner buffer areas under the Boulder Wetland Ordinance 9-3-9.

I am heartened to note that in the January 31, 2017 BOCC meeting summary the commissioners "expressed that more information is needed on the flood issues, and until there is more information and data available, they do not support moving forward with land use designation changes." I agree with the County's concern that arises from the flood mitigation study and the resulting "Alt. D" high hazard dam plan being based on 100-year flood preparedness. Obviously, the County thinks a higher standard is necessary, but again please let me remind you, that it is not only a wise practice, but mandated by law under Ordinance 9-3-9.

Ordinance 9-3-9 requires detailed studies of the groundwater and the wetlands on and adjacent to the CU South property. However, beyond the legal requirement, science and practical reasoning mandates these studies be completed before the BVCP is changes for the ultimate purpose of altering the surface and subsurface hydrology. These detailed studies are imperative, as none have been yet done, and the wetlands and sensitive species that thrive in these zones could be adversely impacted by the now conceptual flood mitigation measures that the COB is now supporting. Please note, there are now only preliminary studies on the wetlands in and adjacent to the property, and no groundwater studies.

Sincerely,

Dana Bove

1935 Tincup Court

Boulder, Colorado, 80305

From: Margaret LeCompte [<mailto:margaret.lecompte@gmail.com>]
Sent: Thursday, April 27, 2017 11:16 AM
To: Frye, Renata
Subject: Regarding the future of CU-South

Dear Members of the Parks and Open Space Advisory Commission;

Please recommend that the Boulder Valley Comprehensive Plan not be amended to change the land use designation of the CU-South property from its current designations. The current usage, as open space and recreational fields for CU, is the only appropriate use for a floodplain full of braided streams surrounding a mined out gravel pit. The destruction at Pella Crossing--another mined out gravel pit--during the 2013 floods should demonstrate the folly of trying to implement intensive development--especially residential and academic buildings--in such sites. Further, while the existing levee that CU has built around its property did keep said property dry in 2013, such a levee is completely inadequate and would not be approved for protection of residences against serious flooding, which will occur with absolute certainty in the future.

CU-South's land should be used as a buffer against flooding in the neighborhoods downstream, and as open space that provides a repository for protecting the rare and endangered species that abound there. Such uses are completely congruent with principles articulated in the BV Comprehensive Plan that support protecting, preserving, and restoring floodplains. I urge you to support such uses, and not only that, but to encourage the implementation of a serious inventory of the varied habitat zones and species of plants and animals that exist on the site. The Biohabitats study was only a two-day rapid assessment, and though evocative, is totally inadequate under Fish and Wildlife regulations for such studies. Protecting this land against such uses as construction of a satellite campus for CU would destroy the unique and wonderful scenic gateway to Boulder from the south. Changing the land use designation is the first step to irrevocable decision-making that will negatively affect the quality of life in Boulder forever. That would be a travesty.

Margaret LeCompte
290 Pawnee Drive
Boulder 80303

Law Offices of Randall M. Weiner, P.C.

3100 Arapahoe Avenue, Suite 202

Boulder, CO 80303

Tel: (303) 440-3321

FAX: (720) 292-1687

E-mail: randall@randallweiner.com

April 28, 2017

Boulder City Council
1777 Broadway St.
Boulder, CO 80302
council@bouldercolorado.gov

Boulder Planning Board
1777 Broadway St.
Boulder, CO 80302
boulderplanningboard@bouldercolorado.gov
planning@bouldercolorado.gov

Boulder County Board of County Commissioner
PO Box 471
Boulder, CO 80306
commissioners@bouldercounty.org

Boulder County Planning Commission
2045 13th Street
Boulder, CO 80302
planner@bouldercounty.org

**Re: CU South Land Use Changes and Boulder Ordinance 9-3-9
(the “Wetlands Ordinance”)**

To Whom It May Concern:

Our office has been retained by Dana Bove to research the upcoming land use changes planned for the CU South property as part of the Boulder Valley Comprehensive Plan (“BVCP”) Update. Mr. Bove is a south Boulder resident who, like many in Boulder, is concerned about the slated changes at the University of Colorado (“CU”) South Campus. Specifically, we understand that CU and the City of Boulder have agreed to ultimately annex CU South, and the City will utilize a substantial portion of the property for extensive flood mitigation. However, the first step in this protracted process is changing the CU South land use designations as part of the BVCP update. It is our opinion that the City and County must comply with Boulder Ordinance 9-3-9 (the “Wetlands Ordinance”) before they can change the CU South land use designations.

Boulder Ordinance 9-3-9, entitled *Stream, Wetlands, and Water Body Protection*, outlines the “stream, wetland or water body permit” process, provides the scope of the application and permit requirements, and contains the City’s intent in drafting the Wetlands Ordinance. As explained below, changing the land use designation at CU South is the kind of regulated activity that requires a stream, wetland or water body standard permit.

First, it is beyond dispute that CU South is a regulated area under the Wetlands Ordinance. The Wetlands Ordinance applies, in relevant part, to “[a]ll streams, wetlands, and water bodies on city owned or managed lands inside or outside the city limits” and “[a]ll city activities affecting streams, wetlands, and water bodies inside or outside of the city limits.” Wetlands Ordinance at (b)(1)(B) and (C). Currently, CU South is neither owned nor managed by the City of Boulder. However, CU South does contain county-identified wetlands and riparian land. *See* Wetlands and Riparian Areas Map, attached hereto as **Exhibit 1**. Additionally, CU South is in very close proximity to—and upstream from—several City-identified wetlands. *See* Boulder eMapLink image of Wetland Regulatory Areas, attached hereto as **Exhibit 2**. Clearly, the City’s proposed flood mitigation activities on CU South will affect streams, wetlands, and water bodies both inside and outside City limits.

Second, the proposed activity is regulated under the Wetlands Ordinance. Pursuant to the Wetlands Ordinance, the following is a regulated activity requiring standard permit review: “[a]lteration of surface or subsurface hydrology through draining, ditching, trenching, impounding, pumping or flooding (including permanent or temporary dewatering for a structure or construction).” Wetlands Ordinance at Table 3-1(31). In this case, the CU South land use designations permit an alteration to the hydrology of the site. Indeed, both CU and the City acknowledge that changes to the land use designations are just the first step in a process culminating in the City’s ability to use the property for significant flood mitigation measures. For instance, the City’s South Boulder Creek Flood Mitigation Study website states:

The city will need to acquire land and/or easement rights from the university prior to proceeding with mitigation. CU is seeking an agreement with the city to address the overall future uses of the property prior to conveying land for flood mitigation. Future uses are currently being evaluated as part of the Boulder Valley Comprehensive Plan major update.¹

CU corroborates that land use changes are merely the first step in altering the land for “flood detention and protection.” Moreover, CU notes that the land use changes were not initiated by CU, illustrating that the land use changes are primarily for the benefit of the City, not the landowner:

CU Boulder did not initiate the land use designation change under the Boulder Valley Comprehensive Planning update but we stand ready to cooperate. The city identified a need to use a portion of CU Boulder’s property as a preferred location for flood detention and protection. The current [BVCP] update that includes land use designation changes is just one step in a longer process. Application to the city for annexation and the resulting discussions between CU Boulder and the city is another.²

¹ <https://bouldercolorado.gov/flood/south-boulder-creek-flood-mitigation-planning-study>

² University of Colorado Boulder: Commonly Asked Questions about CU Boulder South. https://www-static.bouldercolorado.gov/docs/CU_South_FAQs_04.03.17_FINAL-1-201703310839.pdf?_ga=1.250779716.313756803.1490991315

In short, Boulder Ordinance 9-3-9 is implicated by the proposed change in the land use designations for CU South as part of the BVCP Update. However, neither City nor County staff have issued their land use recommendations for the site, as the current draft of the BVCP Update, dated March 24, 2017, does not include proposed land use changes for CU South. Both the City and the County should understand that land use changes require a stream, wetland or water body standard permit under the Wetlands Ordinance.

To obtain a standard permit, the City must submit an application and follow the rigorous permit review procedure outlined in the Wetlands Ordinance. Wetlands Ordinance at (d). The review process for a standard permit requires that the applicant demonstrate the activity meets the criteria listed in sections (e)(3) and (e)(4). For instance, the activity cannot result in a significant change to hydrology affecting a stream, wetland or water body ((e)(3)(A)(i)); the activity must be designed to minimize impacts to adjacent wetlands and unavoidable impacts must be mitigated ((e)(3)(A)(ii) and (iii)); and the activity cannot jeopardize the continued existence or habitat for endangered, threatened, and/or critical species ((e)(4)(C)). Per sections (f) and (g)(2) of the Wetlands Ordinance, conditions may be attached to a permit, including but not limited to mitigation plans and property use restrictions.

There is significant controversy about how best to pursue the flood mitigation envisioned in the City's flood mitigation plan. A full and public analysis of the alternatives, mitigation measures and impacts regulated by the Wetlands Ordinance should be completed before the land use changes are finalized.

Thank you for your time and attention to this matter. Should you have any questions, please do not hesitate to contact our office directly.

Sincerely,

Law Offices of Randall M. Weiner, P.C.



Randall M. Weiner

Encl.

CC. Jane Brautigam, Boulder City Manager
Edward Stafford, Boulder Development Review Manager - Public Works
Jeff Arthur, Boulder Director of Public Works for Utilities
Renata Frye, Boulder County Parks and Open Space Advisory Committee Liaison

From: Kim Calomino [<mailto:Kim.Calomino@Colorado.EDU>]
Sent: Monday, May 01, 2017 12:43 PM
To: Wobus, Nicole
Cc: Jeffrey S Lipton
Subject: CU South documents

Hello Nicole,

Attached are three documents regarding CU Boulder South: Our draft concept plan assumptions, the draft concept plan and the Commonly Asked questions about CU Boulder South that you've seen before. The draft concept plan attached is lacking the background that shows the adjoining neighborhoods. Our CAD folks are trying to load that back in as we think it provides context. When I have that map I'll send it along.

We will be launching a website and opening an email address for comments but that this moment those are not live. We will go live with those yet this afternoon as well as publish a story in CU Boulder Today to update our campus affiliates.

Frances Draper and Jeff Lipton met with Daily Camera this morning, so we expect a story to publish late this afternoon – just a head's up in case you get a call for comment.

Let me know if you have questions.

Thanks!

Kim Calomino
Manager, Local Gov't & Community Relations
Office for Strategic Relations
303-492-2626
Cell 303-802-0866
Kim.Calomino@Colorado.edu



**CU Boulder South
Draft Concept Plan Assumptions
May 1, 2017**

The purpose of these documents

CU Boulder has been listening closely to the community – to citizens, elected officials and members of boards and commissions – as the BVCP discussion around CU Boulder South has unfolded over the past year. The university is about to begin its regular 10-year planning review for the campus, which will more specifically inform the university and general community of what may be developed on the CU Boulder South property, but culmination of that plan will take several years of effort. However, we have heard clearly that more detail about what might be placed there is a top priority for elected officials and the community. To respond to that priority, we have developed some initial concepts on how CU Boulder envisions the potential use of our property.

In the following concept plan, we outline our assumptions and provide the related concept map to share our best estimates of how we would use CU Boulder South to meet CU Boulder's future needs while simultaneously working to accommodate the community's desires. We are happy to meet with members of the city council, county commission or planning boards to answer questions and receive comments. The community is also invited to review the assumptions and concept map at www.Colorado.edu/CUBoulderSouth. ***We invite our campus community and the public at large to provide comment in an online survey found on the website. The survey will remain open through 11:59 p.m. on May 10, 2017.*** Comments may also be submitted by email to CUB.South@Colorado.edu through Wednesday, May 10. Additional information about CU Boulder South may be found on the city's website: <https://bouldercolorado.gov/bvcp/cu-south>.

That survey feedback will help us determine adjustments, refinements and clarifications to the draft concept plan assumptions and map so that updated versions can be provided to local governing bodies to inform their deliberations and decisions on the upcoming BVCP adoption.

An approval of the BVCP with a changed land-use designation for CU Boulder South would allow annexation discussions between the university and the city to occur. Even with an approval of the BVCP and an annexation agreement in place, the sites designated for development at CU Boulder South will take many years to complete. The university will remain focused in the near term on developing the main and east campuses, but a finalized annexation agreement would help inform CU Boulder's own visioning process as the University embarks on updating its campus master plan.

The role of CU Boulder in the community

CU Boulder has been proud to be integral to the fabric of the Boulder community since its founding; in fact, the university's founding was made possible through the commitment and efforts of Boulder citizens and leaders. Among university towns across the country, the City of Boulder and CU Boulder are recognized as unique in our joint efforts to foster positive relations and for our many collaborations on matters of importance to the community. Continuing this relationship of reciprocal benefit is certainly part of our vision for CU Boulder South.

Serving the long-term needs of CU Boulder while addressing the community's needs and interests

For CU Boulder to fulfill its mission to serve the state and educate current and new generations of students, it must maintain careful stewardship of this and all its properties. There are real and tangible future needs that CU Boulder South can meet for the university.

CU Boulder South is an important future land resource that will help the university meet its long-term needs and its academic mission. The sites designated for development at CU Boulder South will take many years to complete. However, knowing that the land is available for certain uses would allow better planning for further development of our Main Campus, East Campus, and Williams Village. With the ability to relocate certain land uses - such as recreation and athletic fields - to CU Boulder South we can develop more academic buildings and student housing in our core campus areas first, taking advantage of existing transportation and infrastructure.

CU Boulder South can also meet some needs identified by the community. The City of Boulder and our neighbors have immediate needs for flood mitigation, and the city has proposed using part of the CU Boulder South property to address them. To most easily accommodate the city's proposal, the property should be annexed so the city can implement its flood mitigation plan and manage its construction under its jurisdiction.

We also know that availability and affordability of housing is a top priority for both the community at large and the CU Boulder community. Many of our faculty, staff and graduate students cannot afford to live in Boulder, and miss out on the opportunity to be more deeply connected with both the university community and the community at large. We hope to work closely with the city to explore options for housing development that may be mutually beneficial.

We know the community greatly values access to trails, open space and recreational opportunities that has been available under CU Boulder's 20-year history of allowing unrestricted access to the property. We believe we can balance those interests with the university's needs and responsibilities, and believe this balance is reflected in these initial concepts.

General Development Concepts:

- CU Boulder will actively engage the community on its plans for development.
- All structures and buildings will be located outside of the 100-year floodplain.
- Public access will be maintained consistent with other areas of the university.
- CU Boulder South will include robust trail systems, including a formal trail connecting U.S. 36 and the South Boulder Creek Trail.
- Buildings will be developed at pedestrian scale for a walkable community and will provide access to trails, parks and open space.
- Land and buildings will be developed using advanced sustainability and resiliency concepts.
- Protection of natural habitat will be incorporated into the development.
- Site will be designed to ensure water quality, storm water management, and protection of groundwater resources.
- Buildings and land uses will reflect the style of the university and be sensitive to the character of surrounding neighborhoods.

Land Use Assumptions:

Consistent with other CU Boulder property designations, the concept plan assumes a PUBLIC (P) land use designation. The university continues to commit to maintain a significant portion of the property for flood mitigation and open space.

Flood Storage (81 acres):

- Flood detention area provided will be consistent with the city's preferred Option D plan.
- Athletic and recreation fields will be incorporated into flood storage areas.
- Limited structural build zones will be established adjacent to the berm. Limited structural build areas could include such uses as community gardens, recreation fields, tree nurseries, and solar gardens.

Habitat Preservation and Natural Areas (66 acres):

- Preservation of federally recognized regulatory wetlands.
- Conservation of other natural areas with potential dedications of land to city Open Space.

Residential Workforce Housing, Graduate and Non-Freshmen Student Housing (68.4 acres):

➤ **Apartment Development Concepts**

- 750 units in three-story-tall buildings, each with a 55-foot height limit.
- Assumes 35,000-square-foot building floor plates (840,000 total gross square feet) for purposes of a fit test.
- Outdoor area would include pocket parks, playgrounds, and landscaped amenities at 1,600 square feet per unit or a total of 27.5 acres (consistent with city requirements), with small amounts located in other outdoor areas.

➤ **Townhome Development Concepts**

- 375 two-story units.
- Assumes 1,400 gross square feet per unit for purposes of a fit test.
- Outdoor areas including pocket parks, playgrounds, and landscaped amenities at 3,000 square feet per unit or total of 25.8 acres (consistent with city requirements), with small amounts located in other outdoor areas.

Academic Village and Mixed-Use Area (40 acres):

- 1.25-million gross square feet of building space.
- 8 buildings at approximately 150,000 gross square feet per building, with a height limit under 55 feet for the purposes of a fit test.
- 3-acre lots (landscaping included for each building).

Multimodal-Oriented Development:

- Traffic analysis study was conducted by consulting firm Fox, Tuttle, Hernandez to better understand the traffic and access constraints of the property.
 - Primary access will be from Table Mesa Drive and secondary access will be from Tantra Drive.
 - Highway 93 access will be designed for limited and emergency access only.
 - There will be no connector between Highway 93 and U.S. 36.
 - CU Boulder South would generate approximately 5,800 vehicle trips per day, which could be accommodated by the existing roadways in the area.
- CU Boulder has a lower vehicle trip generation average than typical city neighborhoods. In developing the concept plan that lower trip generation is expected to be maintained.
 - There will be strong use of alternative transit for residents as well as events at recreation and athletic areas.
 - A central transit hub will provide for buses and eventual capacity for 600 structured and 100 surface parking spaces for on-site uses.
 - Narrow roads will help traffic calming through the site.

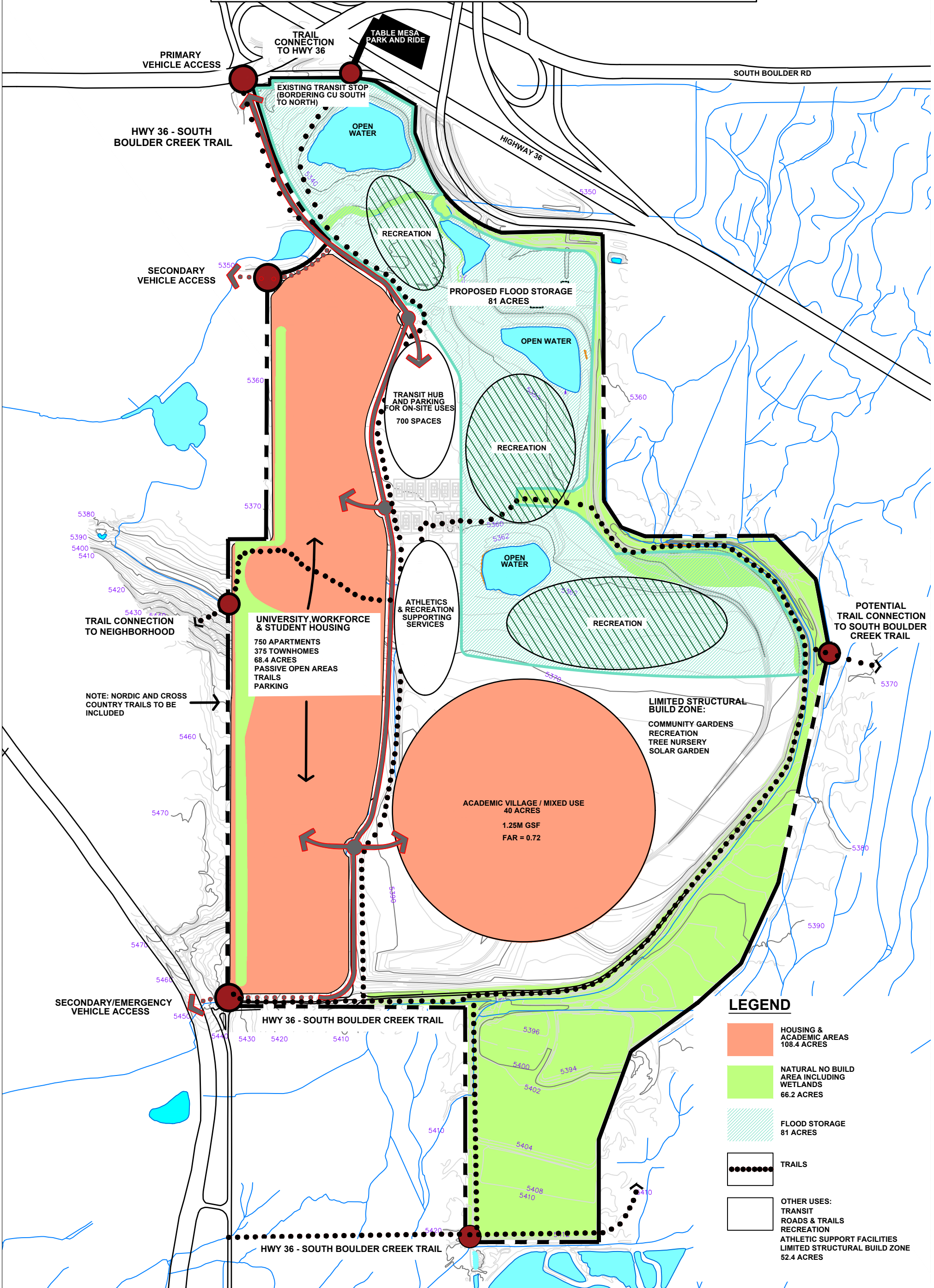
Public Access and Trails:

- Public access to the property will be maintained.
- A public trail will be formally established to connect U.S. 36 (RTD Table Mesa bus stop) to the South Boulder Creek Trail.
- Continued access to dog-walkers will be consistent with CU rules and regulations.

Athletics and Recreation:

- This will include the existing tennis facility, plus sites for playfields and low-impact athletic uses that can be shared with the community.
- Support service buildings will be developed for locker rooms and restrooms.
- The cross-country track course and Nordic ski access will be maintained.

CU BOULDER SOUTH DRAFT CONCEPT PLAN MAY 1, 2017





Commonly Asked Questions about CU Boulder South

Why does CU Boulder want the city to annex the CU Boulder South property?

For CU Boulder to fulfill its mission to serve the state and educate new generations of students, it must maintain careful stewardship of the property. There are real and tangible future needs that CU Boulder South can meet for the university.

At the same time, we know that the City of Boulder has immediate needs for flood mitigation and has proposed utilizing part of the CU Boulder South property to address them. To most easily accommodate the city's proposal, the property should be annexed so the city can implement its flood mitigation plan and manage construction under its jurisdiction.

During the annexation process, CU and the city will collaborate to develop a clearer picture of what will – and will not – be considered on the CU Boulder South property as well as other parameters for development. CU Boulder looks forward to partnering with the community and the city to develop an annexation plan that includes a cooperative vision for its use within a thoughtful and structured process.

How will CU Boulder determine what kind of development will happen on the property?

No specific development plans exist for CU Boulder South. In fact, CU Boulder did not initiate the land use designation change under the Boulder Valley Comprehensive Planning update but we stand ready to cooperate. The city identified a need to use a portion of CU Boulder's property as a preferred location for flood detention and protection. The current Boulder Valley Comprehensive Plan (BVCP) update that includes land use designation changes is just one step in a longer process. Application to the city for annexation and the resulting discussions between CU Boulder and the city is another. Then, CU Boulder has a long-range campus master plan that must be updated to examine its future needs.

Drafting that plan will include input by the city and community, and will proceed through a series of reviews. These include reviews by the Chancellor's Executive Committee, the University's Design Review Board, the Board of Regents, the Colorado Commission on Higher Education (CCHE) and the Office of the State Architect (OSA). Once that is done, each individual project and proposed building plans for CU Boulder South would have to follow a very similar regime of input and review, including additional reviews or approvals by the Governor's Office of State Planning and Budgeting and the Capital Development Committee (CDC) of the Colorado State Legislature. Approval by the Joint Budget Committee of the State Legislature and from the full Colorado State Legislature is also required.

We will work with the city to hold community input meetings and we will review plans with the city. While it will be a number of years before we know what specifically will be developed on the land, we will keep the city and community informed at every juncture. And of course, the public has a number of opportunities to provide meaningful input along the way, including to CU Boulder, the Board of Regents, Colorado Commission on Higher Education and the state's Capital Development Committee.

What kind of development might happen on the property in the next five years?

Efforts will center on creating floodwater mitigation areas to improve the flood safety of people, residences and buildings downstream, as well as efforts to preserve and enhance undeveloped, natural open areas. We will conduct maintenance and improvements to the trails that are used by our cross-country team and the broader community and will create low-impact recreational and athletic fields that could serve shared community use. Finally, we will create more sustainable investments in the recreation facilities already in existence with features such as restrooms, drinking fountains for visitors and improved locker room facilities for student-athletes.

What kind of long-term development might happen beyond the next five years?

Over this longer horizon, it is harder to predict. However, we anticipate that portions of the site could include development like affordable housing (in the style of apartments and/or townhouses) for faculty, staff and graduate students, small-scale academic, instructional or research facilities or other uses that serve the university and the surrounding community.

Are there types of development that CU Boulder will commit to not including on the site?

We will not build a football stadium or large-scale sport venues, large research complexes such as some of those located on CU Boulder's East Campus Research Park, towers à la Williams Village or first-year freshman housing. Regarding transportation, a bypass public roadway connecting Highway 93 and Highway 36 is off the table, as is a full build out of all 308 acres of the property.

What guiding principles will drive CU Boulder's approach to developing portions of CU Boulder South?

Any development would maintain the same high aesthetic standards of other CU Boulder properties. The design of functionally arranged buildings will complement the existing topography and maintain sensitivity to surrounding neighbors. We will keep the community informed at all junctures and work closely with the city as development plans begin to emerge – again, this is a long and extensive process and one not expected to occur over a short horizon.

How is CU Boulder willing to help mitigate flooding risks for its downstream neighbors?

We have worked with the city and are looking at designating approximately one-fourth of CU Boulder South land for floodwater mitigation to keep our community safe from future flooding risks while also minimizing impacts to the city-owned Open Space east of CU Boulder South. Approximately another fourth of the property will not be used for buildings, but for trails, wetlands and open areas. The nearly 80 acres that would be used as floodwater mitigation areas could also double as low-impact playing fields.

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

Again, our stewardship requires that we plan how best to serve current and future students and how to best serve the state according to our mission. Annexing the entire property allows us to effectively carry out our stewardship responsibilities and to partner with the city to incorporate the community's needs into our planning process.

Will CU Boulder protect and conserve wetland areas and other natural features and provide some open areas?

Yes. We too want natural and wetland areas on the property. The university has a long history of working to maintain open areas as well as making significant efforts to preserve the environment. Approximately half of the CU Boulder South land is natural areas, trails, ponds, jurisdictionally designated wetlands or potential floodwater mitigation areas that will not be developed for building sites.

Will I still be able to use the CU Boulder South property for recreation, outdoor enjoyment and walking my dog when CU develops the property?

Yes. Since purchasing the site, we have removed barriers to the property and provided the community with access to the area. That will continue when CU develops the property. CU Boulder will maintain public access to the property, including trails and access to the city's adjacent Open Space (where allowed by the city), parks and regional trail systems regardless of what is ultimately developed on the property. In fact, CU Boulder made possible the final connection for the last leg of the city's South Boulder Creek Trail by providing an easement for the city to build a walkway across the wetlands. We are energized by the possibility of forging stronger connections from the CU Boulder South property to the City's Open Space nearby to improve the experience of users. And, of course, all of our campus is open to the public, including to those walking their dogs (we do ask that dogs be on leashes and have their poop scooped!)

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

Yes. CU Boulder regularly incorporates a variety of strategies to reduce automobile travel to and from all areas of our campus. As any future plans are developed, additional studies will be conducted to ensure appropriate steps are being taken to mitigate traffic impacts. This would include evaluating transit, bicycle and pedestrian connections and methods to encourage the use of lower-impact alternative transportation methods to access the property.

Where can I get more information?


CU Boulder has a webpage specific to CU Boulder South at www.Colorado.edu/CUBoulderSouth. The webpage includes a survey for providing feedback and comments can be emailed to CUB.South@Colorado.edu through May 10, 2017. The city also has a webpage specific to the CU Boulder South property and the BVCP at <https://bouldercolorado.gov/bvcp/cu-south>.

-CU-

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#281]
Date: Tuesday, May 02, 2017 2:48:12 PM

Name * Kim Calomino

Email * kim.calomino@colorado.edu

Address (optional)  University of Colorado Boulder 914 Broadway
Boulder, CO 80309
United States

This comment relates to: * CU South

Comment: *

On May 1, the University of Colorado Boulder released a draft concept plan for its CU Boulder South property that offers a preliminary look at what development of the site could someday entail. The CU Boulder South property is currently under consideration for a potential land use designation change in the BVCP update.

In addition to providing the materials to city and county officials and to the Daily Camera, the University has created a new website, colorado.edu/cubouldersouth. There the public can find information related to how CU Boulder envisions utilizing the property to serve the long-term needs of the University while also addressing the community's needs and interests.

Included are the set of assumptions behind the draft concept plan, a map showing the draft concept plan, a set of frequently asked questions and answers, and an invitation for the public to provide feedback via a survey posted on the site.

Comment may also be emailed to CUB.South@Colorado.edu

The concept plan and assumptions are attached here.

Attach a File (optional)



[draft_concept_plan_20170501_reduced.pdf](#)

832.96 KB · PDF

Attach a File (optional)



[draft_concept_plan_assumptions_05.01.17.pdf](#)

66.48 KB · PDF

Please check box below *

- I acknowledge receipt of the Open Records Notification

From: Raymond Bridge
To: [#LandUsePlanner](#)
Subject: FW: BVCP-15-0001--CU-South
Date: Wednesday, May 03, 2017 12:30:40 AM
Attachments: [PBC-Letter-to-BCPC5-5-2-2017.pdf](#)

Since Kim is the contact and is out of the office, please forward this to the Planning Commission.

Raymond Bridge

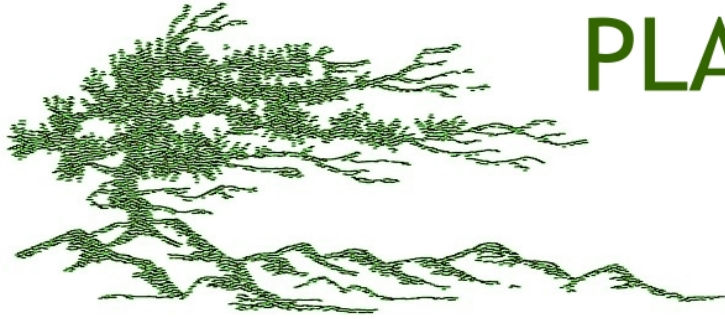
From: Raymond Bridge [mailto:rbridge@earthnet.net]
Sent: Wednesday, May 03, 2017 12:20 AM
To: Boulder County Planning Commission (ksanchez@bouldercounty.org)
Cc: Allyn Feinberg (feinberga@comcast.net)
Subject: BVCP-15-0001--CU-South

Ms. Sanchez:

Please transmit the attached document to the Planning Commissioners and enter it in the record for Docket BVCP-15-0001.

Thank you,

Raymond Bridge



PLAN-Boulder County

planboulder.org

P.O. Box 4682 Boulder, CO 80306

Dear Planning Commission Members:

PLAN-Boulder County urges you, in considering Docket BVCP-15-0001 on May 3, 2017, to take the following actions:

1. Recommend to the other reviewing bodies that consideration of the CU-South property be removed from the 2015 revision of the Boulder Valley Comprehensive Plan, and that the Boulder City Council and Boulder Planning Board instead review land use designations **only** in connection with the anticipated annexation request by the University, when appropriate public hearings and discussion of suitable uses can be considered.

Consideration of land-use changes at this stage of the BVCP revision is inappropriate, particularly since many public meetings and discussions have occurred, during all of which the CU spokesperson indicated that CU had no specific plan and would not have one for a significant time. Yesterday evening CU published a Draft Concept Plan and requested public input, with only a week for citizens to hear about it and weigh in.

We welcome the information from CU, but it is far too late to consider as part of this BVCP revision, so we strongly recommend that all the reviewing bodies agree to remove it from this process and consider it on its own merits.

Planning staff commissioned a transportation study as part of considering CU-South in this BVCP revision. This study is clearly woefully incomplete in light of the proposals in the Draft Concept Plan, which envisions 750 apartments and 375 Townhomes on the site, all exiting at an already overloaded intersection. Flood risks for this level of housing also need careful examination.

We consider the removal of CU-South and any land-use changes from the BVCP process to be the appropriate action, both to complete the BVCP revision on time and to give CU an appropriate and fair consideration for its annexation request. This action will also give the citizens an opportunity to examine the Draft Concept Plan and to provide input to decision-makers.

2. Recommend to Boulder City Council that it reopen consideration of the South Boulder Creek Flood Mitigation Plan. One very useful outcome from the inclusion of CU-South in the BVCP revision was that significant examination of the Option D in the flood mitigation plan took place,

revealing many design flaws, as well as information that was not included in the original approval process.

PLAN-Boulder County strongly urges that flood mitigation have the highest priority in moving forward, but we believe it unwise to construct an expensive structure that will take a long time to build when it has become apparent that it may not provide the protection needed by downstream residents, and when it has environmental consequences that were not known when it was considered and approved. (What was approved was an earthen berm, which has now morphed into a high-hazard dam, anchored in bedrock, which hydrologists have testified would dewater the adjoining wetlands. Experts have also questioned designing only for a 100-year flood and failing to consider cheaper, faster, more environmentally sound alternatives using the old gravel pits for storage in flood conditions.)

Yours truly,

Allyn Feinberg and Raymond Bridge, PLAN-Boulder County Co-Chairs

From: [Wufoo](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#411]
Date: Thursday, May 04, 2017 11:46:17 AM

Name * Amy Siemel

Email * amysiemel@gmail.com

My Question or Feedback most closely relates to the following subject: (fill in the blank) * BVCP Update – CU South

Comments, Question or Feedback * Please see attached file for my comments. Thank you!

Attach a File (optional)



[dear_county_commissioners_5.4.17.docx](#)

14.00 KB • DOCX

Please check box below *

- I acknowledge receipt of the Open Records Notification

Dear County Commissioners,

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

As you probably know, CU revealed its proposed master plan for the South Property this week. As a 16 year resident of Boulder, I am beyond dismayed at the plan and strongly urge you to vote NO to any land use changes and steadfastly refuse to enter into any annexation agreements at this time.

I am extremely concerned that the process surrounding CU South has not been guided by careful examination of the facts and has departed so far from science that it is unrecognizable as anything remotely resembling thoughtful planning for our city.

Specifically, I am worried that the following questions have not been satisfactorily answered:

- How will we rectify the flaws that have been exposed in "Alternative D," the proposed high-hazard dam? Where are the engineering studies answering to these problems?

- What will the effect of building a high-hazard dam have on groundwater flows, both on the Tantra side and the Open Space side of the dam? Where are the groundwater engineering studies on this potential problem?

- How will adding more pavement in the form of parking lots, sidewalks and roads affect flooding issues in the surrounding and downstream neighborhoods? Where are the engineering studies on these safety concerns?

- The Biohabitats report states that more information is needed on the critical plant and animal habitats supported by the CU South Property. When will this information be gathered and how will it be used to inform possible future development?

- There are legal processes to follow when considering destruction of critical habitat for endangered and threatened species of plants and animals. Where is the evidence that we have followed these processes? How will we answer to potential legal challenges regarding these concerns?

- How will the already overburdened roads in South Boulder handle thousands of additional residents? The current transportation study is a joke; where is the data showing that Broadway, Table Mesa, and US 36 can support a massive influx of thousands of new cars every single day?

It worries me greatly that when we contact our City and County officials, local residents' concerns may be falling on deaf ears. The hard working taxpayers in the neighborhoods that will be most affected by these changes are being written off as entitled NIMBYs. In this climate, it is as if worrying about one's safety from flood events, the destruction of rare wetlands, and one's quality of life are traits that should be looked down upon. I am concerned that there is a complete lack of transparency to this process and that the decision has already been half - or fully - baked behind closed doors. Where is the due public process on these issues? City and CU websites make the land use changes sound like they are a done deal. Can you imagine how this must feel to those of us who stand to lose the most from inadvisable urban sprawl in a known floodplain?

I urge you to please, please vote NO to land use changes on CU South at this time and to refuse to enter into any annexation agreements before we have the information we need to do this wisely. This can all wait until the next BVCP update. We need more time to get this right. There's no going back from this decision and there are too many risks to getting it wrong.

Thank you for your consideration,

Amy Siemel

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Ask a Planner - Web inquiry from Amy Siemel - BVCP Update - CU South
Date: Thursday, May 04, 2017 11:47:57 AM

If your comments are regarding a specific docket, please enter the docket number: BVCP Update - CU South

Name: Amy Siemel

Email Address: amysiemel@gmail.com

Please enter your question or comment: Dear Members of the County Land Use Commission,

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

As you probably know, CU revealed its proposed master plan for the South Property this week. As a 16 year resident of Boulder, I am beyond dismayed at the plan and strongly urge you to vote NO to any land use changes and steadfastly refuse to enter into any annexation agreements at this time.

I am extremely concerned that the process surrounding CU South has not been guided by careful examination of the facts and has departed so far from science that it is unrecognizable as anything remotely resembling thoughtful planning for our city.

Specifically, I am worried that the following questions have not been satisfactorily answered:

- How will we rectify the flaws that have been exposed in "Alternative D," the proposed high-hazard dam? Where are the engineering studies answering to these problems?

- What will the effect of building a high-hazard dam have on groundwater flows, both on the Tantra side and the Open Space side of the dam? Where are the groundwater engineering studies on this potential problem?

- How will adding more pavement in the form of parking lots, sidewalks and roads affect flooding issues in the surrounding and downstream neighborhoods? Where are the engineering studies on these safety concerns?

- The Biohabitats report states that more information is needed on the critical plant and animal habitats supported by the CU South Property. When will this information be gathered and how will it be used to inform possible future development?

- There are legal processes to follow when considering destruction of critical habitat for endangered and threatened species of plants and animals. Where is the evidence that we have followed these processes? How will we answer to potential legal challenges regarding these concerns?

- How will the already overburdened roads in South Boulder handle thousands of additional residents? The current transportation study is a joke; where is the data showing that Broadway, Table Mesa, and US 36 can support a massive influx of thousands of new cars every single day?

It worries me greatly that when we contact our City and County officials, local residents' concerns may be falling on deaf ears. The hard working taxpayers in the neighborhoods that will be most affected by these changes are being written off as entitled NIMBYs. In this climate, it is as if worrying about one's safety from flood events, the destruction of rare wetlands, and one's quality of life are traits that should be looked down upon. I am concerned that there is a complete lack of transparency to this process and that the decision has already been half - or fully - baked behind closed doors. Where is the due public process on these issues? City and CU websites make the land use changes sound like they are a done deal. Can you imagine how this must feel to those of us who stand to lose the most from inadvisable urban sprawl in a known floodplain?

I urge you to please, please vote NO to land use changes on CU South at this time and to refuse to enter into any annexation agreements before we have the information we need to do this wisely. This can all wait until the next

BVCP update. We need more time to get this right. There's no going back from this decision and there are too many risks to getting it wrong.

Thank you for your consideration,

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.



Resolution

Whereas the September 2013 South Boulder flood destroyed Frasier Meadows Assisted Living building, damaged other areas, and disrupted the lives and destroyed apartments of many residents in the amount of \$15 million,

And whereas, residents' concerns for a mitigation of future life-endangering floods have promoted discussions, studies, and solutions,

And whereas, individual residents and groups of residents have recommended to Boulder City Council and relevant departments a permanent berm on the South CU campus property,

Now, therefore the Frasier Meadows Resident Council representing over 200 individuals unanimously passed the following resolution at their April 28, 2017 meeting:

We support all efforts of the South Boulder flood group in their efforts to facilitate, as soon as possible, the construction of a flood-mitigation berm to prevent the real threat to life and property in South Boulder.

Mary Axe, President
Resident Council



May 1, 2017

South Boulder Creek Flood Mitigation/CU South BVCP amendment

Dear Boulder City Council Members:

We are writing to urge you to continue your excellent work on South Boulder Creek flood mitigation for Southeast Boulder - Option D - and to correct misinformation about it that continues to filter into public discussions of the project.

During the devastating September 2013 South Boulder Creek flood, the health and safety of hundreds of City residents was at great risk. While both residential and commercial properties were damaged extensively and US 36 was temporarily closed, we were very fortunate that this time no lives were lost.

The City has been studying ways to mitigate South Boulder Creek flooding for close to 20 years but the 2013 flood event resulted in a realization that something needed to be done as quickly as possible. For the past six years, the City Utilities Department has carefully studied and analyzed a variety of mitigation options, all well-documented at <https://bouldercolorado.gov/flood/south-boulder-creek-flood-mitigation-planning-study>.

The engineering design and analysis of multiple alternatives was accomplished by very capable experts within the City's Utilities Department, as well as expert engineering consultants (CH2M Hill and others). In 2015, after six years of alternatives analysis, the City Council unanimously approved the adoption of Option D as the preferred alternative to mitigate future South Boulder Creek flooding across US36. This vote followed recommendations of Option D as preferred by City advisory bodies including the Water Resources Advisory Board and the Open Space Board of Trustees.

Option D involves a high hazard dam designed to protect against a 100-year flood event. This structure would be approved by the Colorado State Engineer's Office, according to applicable standards. The 100-year flood design standard is the current standard used for flood mitigation by the City, County (the Urban Drainage and Flood Control District), the State of Colorado, the Federal Government and other regulatory agencies.

While we are confident in the expert work outlined above and the Council's Option D flood mitigation decision, we are concerned that many Boulder residents are being confused or misled by material which has been circulated publicly and published in recent media outlets. Much of this misinformation ignores or even contradicts facts which the City Council (and advisory boards) used to determine that Option D is the best available solution. Much of this factual information is available at both the website listed above for South Boulder Creek flood mitigation and at <https://bouldercolorado.gov/bvcp/cu-south>, particularly in the FAQ sections.

We urge the City Council to continue their work of educating citizens and the media about the extensive expert work which has been completed supporting this important flood mitigation project and to correct the misinformation about it.


We understand that all decision-makers need accurate, fact-based information upon which to base critical decisions, such as the CU South comp plan amendment. We support the City in continuing to provide important data to the County and the public in general so that all decision-makers are comfortable with the content and logic used by the City for earlier decisions regarding flood mitigation.

Thank you for your continuing efforts to help ensure our neighborhood's health and safety.

Sincerely,


The following Frasier Meadows Retirement Community residents:

cc: City of Boulder Planning Board
Board of County Commissioners
Boulder County Planning Commission
Jane Brautigam, City Manager, Boulder
Leslie Ellis, Comprehensive Planning Manager, Boulder
Jeff Arthur, Director of Public Works for Utilities



Alfred S. LeBlang

Janet Klemperer



Bill Crayford

Charles M. Howe

May 1, 2017

South Boulder Creek Flood Mitigation/CU South BVCP amendment

Kay D. Forsythe
Joel DeBurr
Roma Ritarour
Phyllis Shusman
Peg Skornik
Pat Sewall
Jean Wainwright
William Wainwright
Jean Josephine
Sara Cote
Dan & Thomas
Diane Crabtree
Jean Gore
Judith A. Kullum
Doreen L. Kell
Jean Sutter
Susan Thomas
RC Pavone
Carol Wallace

Jolene Howe
Jessie Elliott
Michy Greenberg
Lois Klaman
R. Paul Zeig
Joe & Polly
Muriel E. Woods
Jeanne Sindelar
Jeanne Jenda
Jarvis Lepp
Jane M. Stangel
Elizabeth Stangel
Joseph W. Elby
L. Cooper
Dorothy M. Imel
Ray D. Sheld
Patricia M. Truelove
Marion Bughenroth
Chas. Carter
Patricia L. Carney

May 1, 2017

South Boulder Creek Flood Mitigation/CU South BVCP amendment

Margaret Picher

Donna Hackeney

John B. Wilson

Judith A. Pletcher

Joan W. Peters

Charlotte A. Haraway

Anne E. Rowan

Mary Pite

Dorothy Longval

Elaine Waggoner

John Oklie

Barbara B. Baece

Elsie Johnson

James D. Blackburn

Howard H. Sargent

Wage E. Sargent

George Peters

Marion K. Selbin

Susan Peterson

Lyn G. Luskford

Kate Crawford

Patricia E. Hadley

John O. Stahly

Marilyn Anderson

Johnnie Swords

Hugh W. Evans

Ann Hartung

Charles A. Jenkins

Gene R. Jenkins

Ed F. Smith

Donna Boal

Ellen Boal

Dorothy Kupert

Willy Bottena

Ann G. Evans

John J. Deubert

Daniel Stone

Sally Duce

Kna Brissenden

Catherine Hobgen

May 1, 2017

South Boulder Creek Flood Mitigation/CU South BVCP amendment

Vanya Trivitt

Linda Dixon

Edwarda Puzos

Bob Pardee

Wm. W. Thornburg

John A. Crumley

Shea Buene Macfarlan MD

Janet Marie Kohl

Vickie Winston

Rinchen Dolma

Yvonne B. Davis

Betsy A. O'Brien

Kevin D. Dummell

B.C. Deuzoth

Peter Dawson

Anna Galuska

Charles T. Conville

Marilyn Russell

Alexander Herzog

Carol F. Grove

Margaret Hing

Joseph W. Holman

ROXANNE COTT

ELEN COTTI Ellen Cotti

HARRY REED

Ann Muscha

Edward D. Walker

Beverly Pastorek

Paul Koellen

Gail Rowe

Berk Harris

John A. Tracy

Margaret M. Stahl

Jeanne W. Haiple

Judith Tucker

Elizabeth B. Braunkall

Charles A. Hadler

[Signature]

[Signature]

Beatrice Brodeur

May 1, 2017

South Boulder Creek Flood Mitigation/CU South BVCP amendment

Carol K. Moremen

David & Waut

Hailey Brown

Evelyn Ruka

Edmond J. Berker

Tatucia M. Bragall

Clinton Heiplo

Joyce A. Davies

Mary Jane Hall

Kathleen M. Bacus

OK Bacus

Louis Bradley

May Dickerson

Phil Waggoner

James W. Denwood

Louise Lindley

Kathleen M. Cook

Jennifer Ann

Robert G. Dudley

James P. Rerodts

Nancy Benson
Ray Stankovic

Maxine Wendler

Rachel C. Bender

Walter W. Duncan

Margot A. Vall

Evelyn Lindquist

Maria J. Pambros

Mila C. Kalish

Nancy L. St. Germain

Barbara B. Kingery

Betty Hill

Jenit Wingquist

Janet H. Brewer

Joan Benson

Sande Graff

Donna B. Moore

Jan Brewer

William C. Bradley

Nurit Wolf

May 1, 2017

South Boulder Creek Flood Mitigation/CU South BVCP amendment

Mona Ely
Gale Chidlaw

Bonthe Field
Ruth F Meyer

Beth Campbell
Brad Beeler
Pat Beeler

Yasem Kaban
Michael Yonawick
Elaine Kiebert

Julia Herring
Wesley M. PC
Fabricia Liddell

Mary Jo Quinby
LeAnn P.

C.H. Anderson
Patricia A. Anderson

Jan Greene
Pat Rowan

Anne S. Rowwood
Jo-Egan

Keith D Kohner

May 1, 2017

South Boulder Creek Flood Mitigation/CU South BVCP amendment


Aliselee Egan

James Glinen
Marylyn Fisher

Judith Odio

PAT ROECKER

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#282]
Date: Saturday, May 06, 2017 3:36:38 PM

Name *	Alfred LeBlang
Email *	golfski02@yahoo.com
Phone Number (optional)	(720) 562-8046
Address (optional)	 Alfred LeBlang 350 Ponca Place Apt 127 Boulder, CO 80303 United States
This comment relates to: *	Flood Mitigation
Comment: *	<p>I live in South Boulder and was in the Flood. I want to make sure your agency knows the details of the 2013 Flood, so I sending you the utube address of a video made by our residents.</p> <p>This video will point out how critical it is that a South Boulder Flood Mitigation Plan similar to the Plan D of the Boulder City Council be implemented on an CRASH basis.</p> <p>We were lucky in 2013 and we did not have any loss of LIFE. In the next flood this may not be the case.</p> <p>Please protect "Life and Limb" and vote yes on this critical issue. TY. I will send the utube address by separate email. TY.</p>
Please check box below *	<ul style="list-style-type: none"><input type="checkbox"/> I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [#LandUsePlanner](#)
Subject: Boulder Valley Comprehensive Plan and IGA comment [#283]
Date: Sunday, May 07, 2017 12:26:40 AM

Name *	Kirkwood Cunningham
Email *	kmcunnin@juno.com
Phone Number (optional)	(303) 939-8519
Address (optional)	 977 7th St. Boulder, Colorado 80302 United States
This comment relates to: *	CU South

Comment: *

INDIAN PEAKS GROUP, SIERRA CLUB, STATEMENT ON CU SOUTH ANNEXATION (The comments were written before the most recent public announcement about CU's preferences for CU South; however, they still pretty much apply to CU's new ideas as well)

To: Boulder City Council
Boulder Planning Board
Boulder County Planning Commission
Boulder County Commissioners

From: Kirk Cunningham, representing the Sierra Club Indian Peaks Group Executive Committee

The Indian Peaks Group bases its position below on the proposed CU South annexation on what we regard as the following important facts:

1. Alternative D is the presently favored starting point for the city's and the University's negotiations regarding the annexation, with the difference that the zoning for the area presently labelled "Open Space-Other" in that alternative is proposed to be changed to "Public".
2. We understand that "Public" zoning is similar to the zoning of other parts of the CU campus and can therefore include classrooms, laboratories, residence halls and other types of development, whereas the present "Open Space-Other" zoning includes not only undeveloped land with some natural characteristics but also some low level storage and athletic facilities.
3. The integrity of the proposed flood storage basin (presently 371 acre-feet capacity, was more than 500 acre-feet in earlier iterations) on the northeast part of CU South relies on a berm consisting of a "high hazard dam" the footing of which extends to bedrock. The flood storage area is designed to hold a putative 100-year flood on South Boulder Creek and prevent flood waters from overflowing into the Fraser Meadows and Keewaydin neighborhoods as happened in 2013. However, a >100-year flood would allow these neighborhoods to be flooded to some degree as in 2013. The cost of the high hazard dam (paid for by the city) would be between \$20MM and \$30MM. This dam would not only keep flood water OUT of the proposed "Public" zoned area, but would also tend to allow ground water from Table Mesa to accumulate IN that area. An alternative flood storage

proposal from CU South neighbors, which would use roughly the bottom third of CU South for flood storage is apparently unacceptable to the university and does not appear to have been evaluated in detail despite the reduction in flood storage mentioned above.

4. The western benches and slopes of CU South are out of the South Boulder Creek floodplain and so some construction could occur there if seeps and possibly unstable slopes are allowed for.

5. Any substantial development of CU South has the potential to exacerbate existing traffic snarls at Table Mesa Dr/ US 36. This issue has been identified as critical by CU South neighbors and also by the Boulder County Commissioners.

6. The university does have a pressing need for space for staff and student housing and for other buildings.

Our position is:

1. In the best of worlds, the annexation of this property would be avoided, but it is acceptable to us only if the Open Space-Other zoning is retained. Otherwise, too much property will be damaged in the next 2013 magnitude flood and the city will have to spend money to repair some of the damage.

2. The flood storage area created by the high hazard dam is minimally acceptable, but is not the most cost-effective way to prevent damage to downstream east Boulder neighborhoods in >100 year floods. Before funds are allocated for its construction, we believe that the city and university should carefully re-evaluate flood storage on the present Open Space-Other zoned part of the property.

3. Traffic impacts at or near the intersection of Table Mesa Dr. and US 36 are likely to be increased by any CU South development and must be mitigated before that development occurs.

Thanks for your consideration of this position.

Please check box below *

I acknowledge receipt of the Open Records Notification

From: [Wufoo](#)
To: [Boulder County Board of Commissioners](#)
Subject: County Commissioners Contact Us/Feedback Form. [#417]
Date: Monday, May 08, 2017 6:55:09 PM

Name * Curtis Thompson

Email * curtthompson@juno.com

Phone Number (optional) (720) 938-2286

My Question or Feedback most closely relates to the following subject: (fill in the blank) * CU South

Comments, Question or Feedback * see attached letter

Attach a File (optional)



[boulder_county_commissioners_thompson.pdf](#)

100.35 KB • PDF

Please check box below *

- I acknowledge receipt of the Open Records Notification

Boulder County Commissioners,

As a long-time resident of South Boulder, I am deeply disturbed by the planned development of CU South property. Rough guess would be the addition of some 5000 people to an area with very limited access. Table Mesa Drive during rush hour is already a traffic nightmare. Add thousands more cars to the Table Mesa-Hwy 36 interchange and it will be a daily disaster. Boulder residents should not have to suffer from CU's unappeasable need to grow.

Current development in Boulder is nothing short of a runaway train. Based on the recent and ongoing construction boom, it is clear a majority of the Boulder City Council members are motivated by something other than quality of life for city residents. Now, CU has climbed on board and is using flood mitigation to hold the city hostage for annexation of its property. Someone has to have the courage to step up and say "No" to CU. Clearly, the City Council won't so it is up to you.

Not one of the hundreds of people I have spoken with about this issue wants CU to develop that property. At most the land should be used for ball fields, not townhomes and apartments, parking lots and office buildings. If CU moves forward with its plan, it will create massive traffic jams and pedestrian and biker safety issues on Table Mesa and Tantra Drive and it will destroy the quality of life for thousands of South Boulder residents. Instead of bulldozing open space, let's preserve and improve what we have so our children will have more than just parking lots to play on.

Downstream flood protection is needed but not at the expense of those of us who live upstream. I implore you, say "NO" to annexation of the CU South property until in-depth studies of the ecosystem, ground water, surface water, traffic flow and utility assessments that have not yet been done are completed. The price South Boulder residents will have to pay if CU is allowed to proceed unchecked is far too high.

Thank you for your time.

Curt Thompson
4722 West Moorhead Circle
Boulder, CO 80305
curtthompson@juno.com
720-938-2286