



Colorado Avenue Student Housing

**University Heights
Neighborhood Meeting**
October 30, 2025



University of Colorado **Boulder**

Project at-a-Glance

- Two buildings dedicated to housing students
- Approx. 450 units offering mix of suite-style and apartment-style units
- Approx. 1,650 students will be housed here
- Lowest height faces neighborhood (3-4 floors)
- Tallest height faces Colorado Ave (7-8 floors)
- Provides setbacks and buffers
- No units with balconies to minimize neighborhood noise
- Limited underground parking



What we've heard from you and updates since last meeting

- Site plan adjustments
- Separation between site and neighborhood
- Scale of buildings
- Solar access
- Structural stability
- Green space
- Alignment with campus

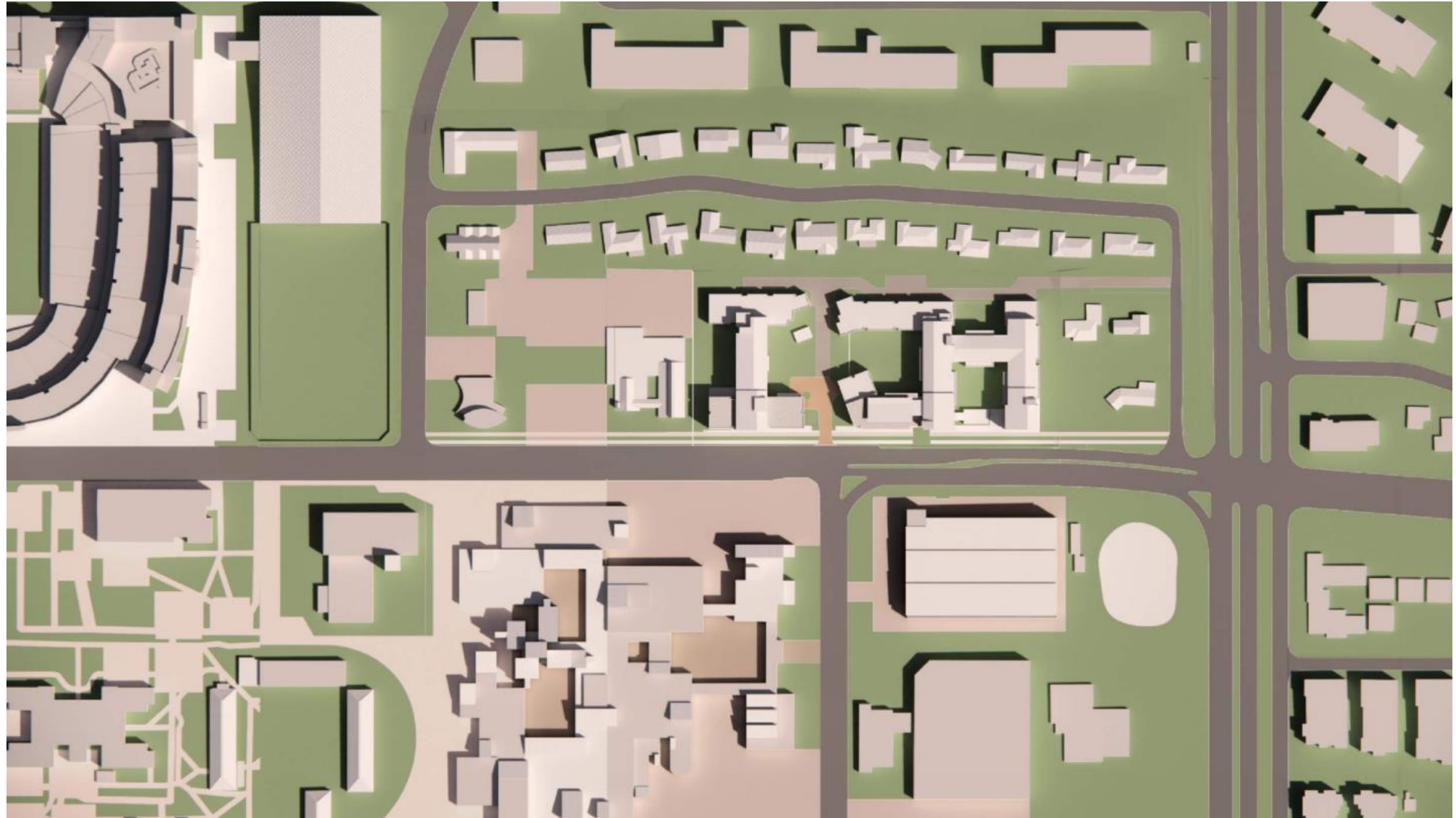


Site Plan

- Increased green space compared to previous design
- Reduced scale compared to previous design
- Landscaped buffer
- Retain mature trees
- Traffic minimization on north end



Site Plan



Impact: Separation between the site and neighborhood

Neighbor feedback:

- Build a physical wall between project and properties to limit the unintended impacts of the property.
- Use sophisticated wall materials that are complementary to the character of CU Boulder.

Our design:

- Will include a solid physical wall.
- Will provide trees and other plantings for an ample landscape buffer
- Will retain mature trees along the northern edge of the site



Impact: Solar Access

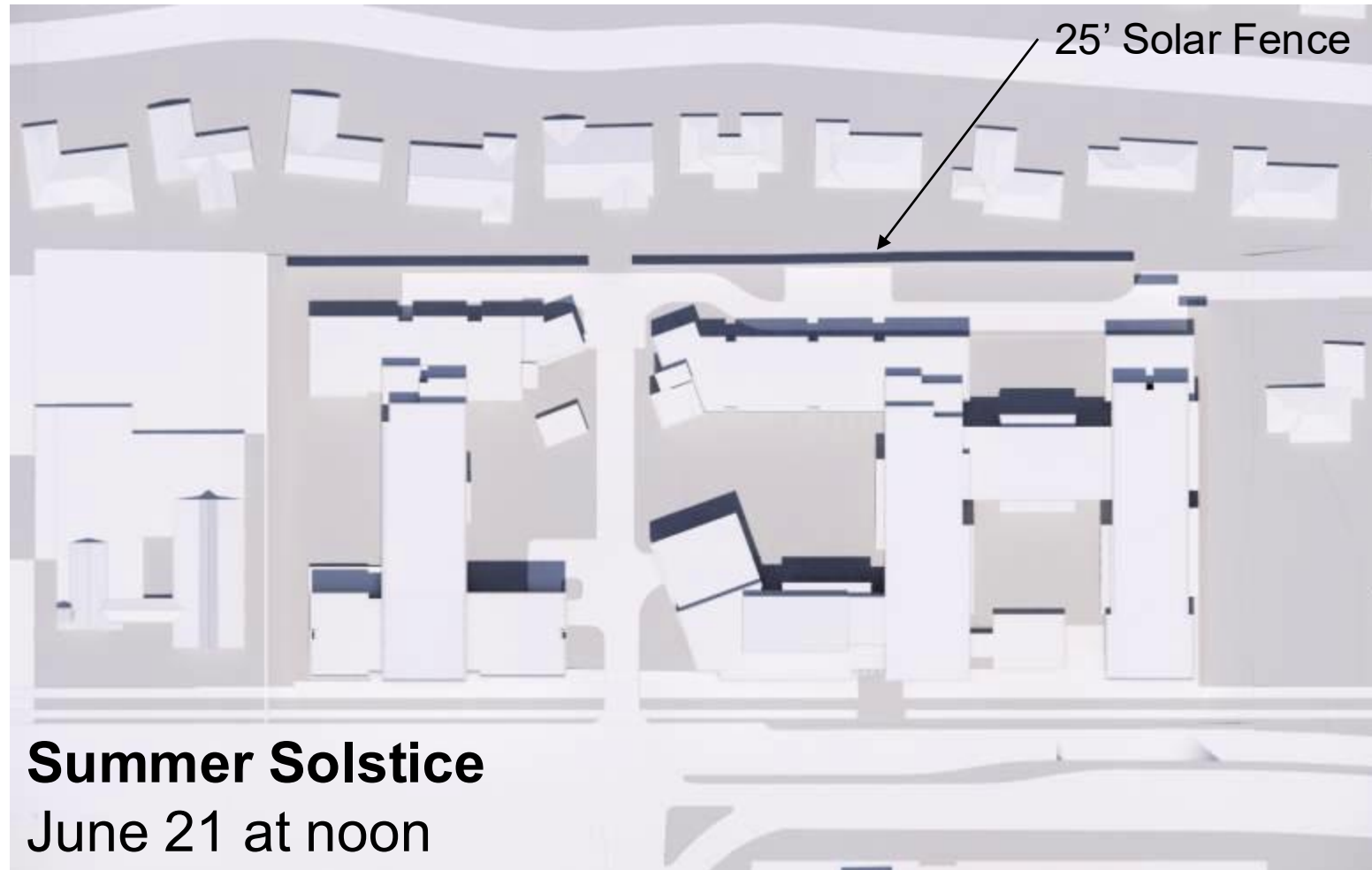
Neighbor feedback:

- Solar access is an area of concern.

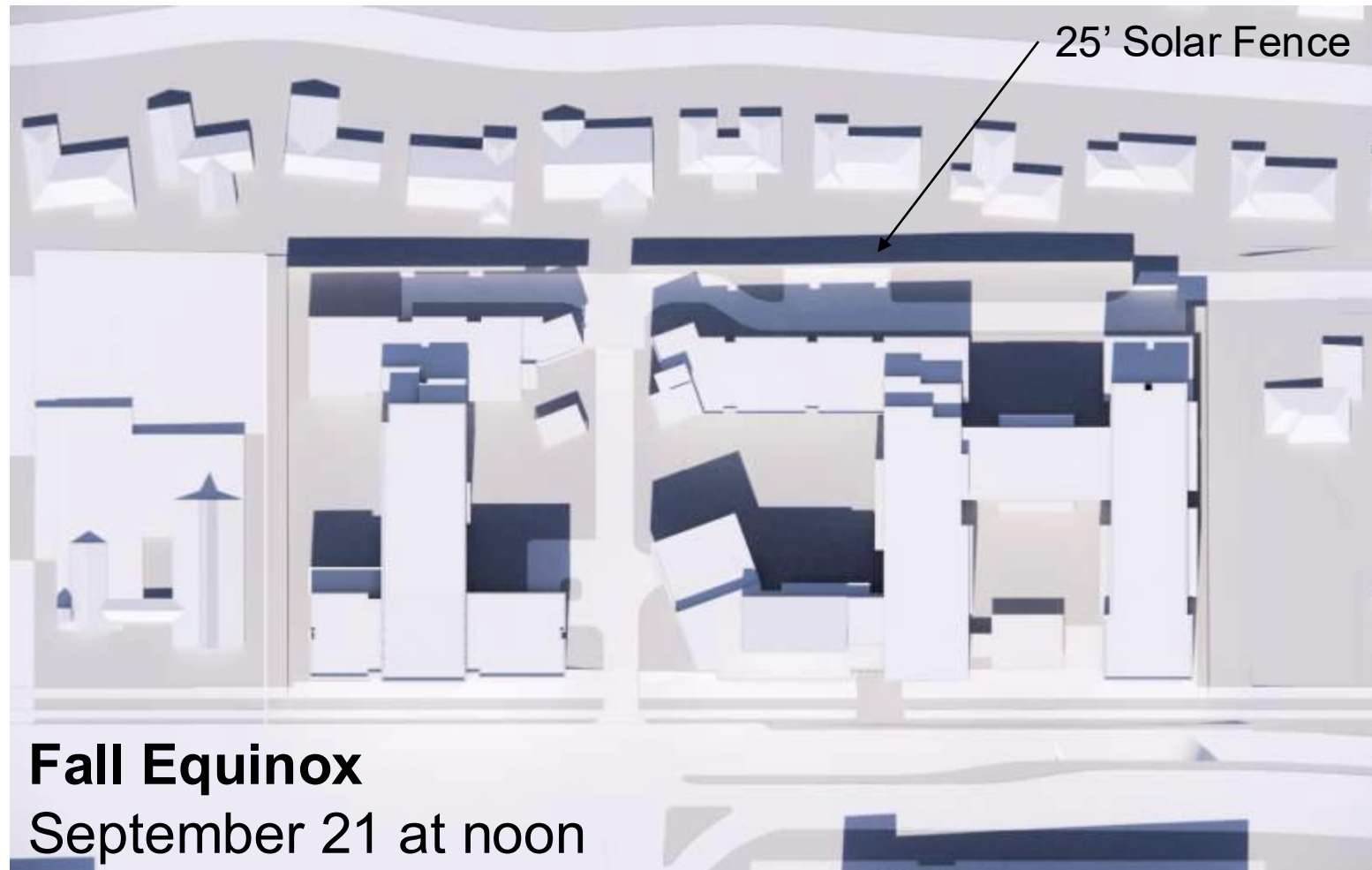
Our design:

- Protects access to solar energy for adjacent neighbors
- Aligns with the City of Boulder's Solar Access Guide requirements for Solar Access Area II
- Honors 25-foot "solar fence" at property line

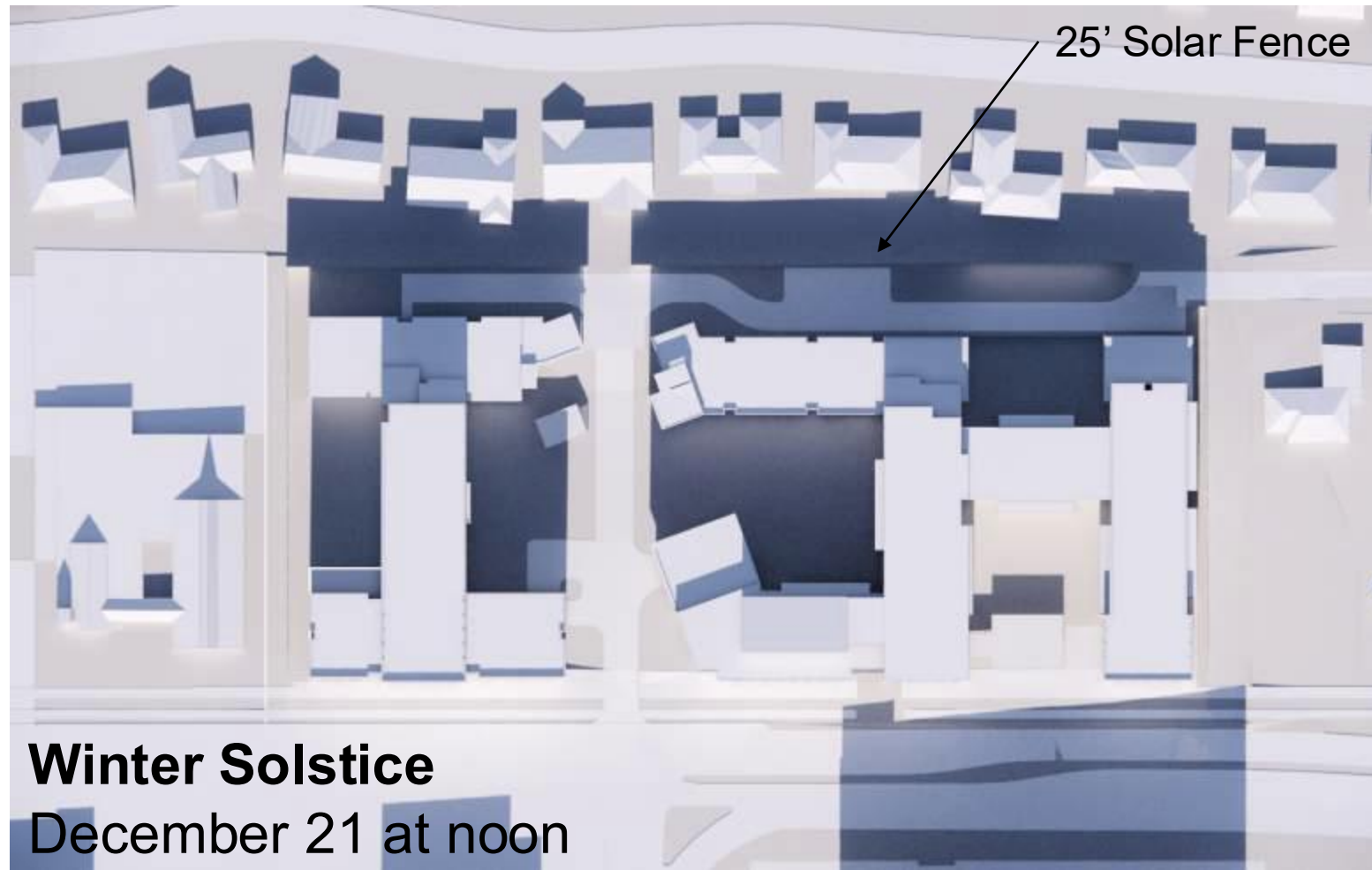
Impact: Sunlight – Summer



Impact: Sunlight – Fall



Impact: Sunlight – Winter



Impact: Structural Stability

Neighbor feedback:

- Will expansive soils impact the structural stability of the project?
- Responsible ground water management is important for the site.

Our next steps:

- The developer has conducted geotechnical studies to inform ground water management design, project design and to evaluate and mitigate risks to neighboring properties.
- More information will be shared as the project progresses.

Impact: Building Profiles & Height

Neighbor feedback:

- Minimize the overall height of the project and the impact of the height on the neighborhood.

Our response:

- Approved concept reduces height impact compared to earlier design iterations
- The project will construct:
 - Setbacks and buffers to neighboring properties
 - 3-4 stories on the north side of the project site, closest to the neighbors
 - 7-8 stories on Colorado Avenue, south side of project site

Impact: Building Profiles & Height



View from Southeast, looking Northwest

View from Northeast, looking Southwest



Impact: Building Profiles & Height



South-Facing Courtyard and Pavilion

North-facing Side



Impact: Design Aesthetic

Neighbor feedback:

- The aesthetic of the CU Boulder campus is beloved, and the site design should be harmonious with the beautiful and historic look of CU architecture.

Our design:

- Is based on precedents from other parts of campus, including massing and materiality, including:
 - Brick masonry as primary exterior wall material
 - Loveland Buff/Lyons Red sandstone used as accent and CU identifier
 - Limestone or similar detailing in focus areas
 - Clay tile roofing where roofs are pitched



Impact: Design Aesthetic – Architecture



BRICK VENEER (SIMILAR TO JSCBB)



CLAY TILE ROOFING



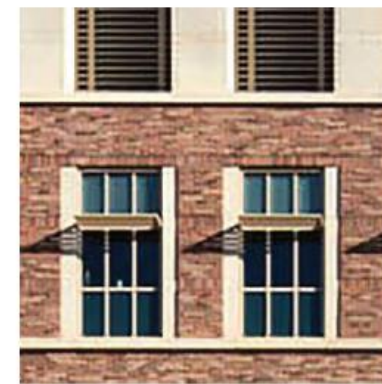
PLASTER WITH DETAILING



LOVELAND BUFF / LYONS RED SANDSTONE



BRONZE STOREFRONT



LIMESTONE (OR SIM.) DETAILING



Impact: Design Aesthetic – Landscaping



CU's Additional Commitments to the Neighborhood

- Preserve and add trees along northern fence line
- Reduce pedestrian and vehicular traffic along northern side of site
- Add fiber optic lines
- Bury overhead utility lines
- Will be all electric, in alignment with campus and community sustainability goals
- Regular neighborhood updates throughout the process



Timeline

- **August 11:** Neighborhood meeting
- **August 27:** Neighborhood meeting
- **September 12:** Design materials posted publicly
- **September 18:** Full Board of Regents vote
- **September 24:** Town Hall on CU housing and infrastructure projects
- **October 30:** Neighborhood meeting
- **November 6:** Property transactions presented for Board of Regents approval
- **Through Spring/Summer 2026:** Design and documentation process with regular neighborhood updates
- **Summer 2026:** Construction starts
- **Fall 2028:** Opening planned

Question and Answer

If you have additional questions, please direct them to Sawyer.Bundgaard@colorado.edu

